

COMMISSION OF ARCHITECTURAL REVIEW
Tuesday, January 28, 2014
3:30 PM
5th Floor Conference Room
AGENDA

BEGINNING AT 3:30 P.M.

1. Meeting Called to Order
2. Roll Call
3. Approval of Meeting Minutes
 - October 22, 2013
 - November 26, 2013
 - December 10, 2013
4. Consideration of language advising the City it matters concerning the protection of historic resources in Shockoe Bottom.
5. OTHER BUSINESS
 - Secretary's Report
 - Administrative Approvals
 - Enforcement Report
 - Other Committee Reports

*****Please Note*****

Public comment on cases brought before the CAR will be heard after the applicant's explanatory remarks of the case and before CAR deliberation. Applicants and individuals wishing to comment on specific aspects of a given case are asked to briefly address issues related to the application.

BEGINNING AT 4:00 PM

REGULAR AGENDA

- | | |
|---|---|
| 1. <u>Application No. 14-01</u> (M. Farley) | <u>610 N 21ST ST</u> <ul style="list-style-type: none">• Replace windows on the front of house |
| 2. <u>Application No. 14-02</u> (D. Kleyman) | <u>805 N 24TH ST</u> PN* <ul style="list-style-type: none">• Construct new duplex |
| 3. <u>Application No. 14-03</u> (D. Kleyman) | <u>805 - 805 1/2 N 23RD ST</u> PN <ul style="list-style-type: none">• Construct new duplexes |
| 4. <u>Application No. 14-04</u> (B. & L. Patterson) | <u>3421 E MARSHALL ST</u> <ul style="list-style-type: none">• Replace three windows |
| 5. <u>Application No. 14-05</u> (McLaughlin Homes LLC) | <u>517 1/2 - 519 N 29TH ST</u> PN <ul style="list-style-type: none">• Construct two new single family dwellings |

6. **Application No. 14-06** (Unlimited Renovations LLC) **914 N 25TH ST** **PN**
- Rehabilitate property and construct new addition
7. **Application No. 14-07** (H. & R. Estes) **15 N BOULEVARD** **PN**
- Enclose rear porch and construct new rooftop deck and access structure



Commission of Architectural Review SUBMISSION APPLICATION

City of Richmond, Room 510 – City Hall
900 East Broad Street, Richmond, Virginia 23219
PHONE: (804) 646-6335 FAX: (804) 646-5789

12 COPIES OF SUPPORTING DOCUMENTATION ARE REQUIRED FOR PROCESSING YOUR SUBMISSION

LOCATION OF WORK: 610 N 21st ST RICHMOND DATE: 12/9/13

OWNER'S NAME: Mike Farley TEL NO.: 804-387-1988

AND ADDRESS: 610 N 21st ST RICHMOND EMAIL: MFARLEY@METROHMONT.COM

CITY, STATE AND ZIPCODE RICHMOND VA 23223

ARCHITECT/CONTRACTOR'S NAME: _____ TEL. NO. _____

AND ADDRESS: _____ EMAIL: _____

CITY, STATE AND ZIPCODE _____

Would you like to receive your staff report via email? Yes No

REQUEST FOR CONCEPTUAL REVIEW

I hereby request Conceptual Review under the provisions of Chapter 114, Article IX, Division 4, Section 114-930.6(d) of the Richmond City Code for the proposal outlined below in accordance with materials accompanying this application. I understand that conceptual review is advisory only.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

I hereby make application for the issuance of a certificate under the provisions of Chapter 114, Article IX, Division 4 (Old and Historic Districts) of the Richmond City Code for the proposal outlined below in accordance with plans and specifications accompanying this application.

DESCRIPTION OF PROPOSED WORK:

State how the Design Review Guidelines inform the design of the work proposed.

(Include additional sheets of description if necessary, and 12 copies of artwork helpful in describing the project. See instruction sheet for requirements.)

Replace Front windows
Vinyl Double Hung windows white
Low E
Grilles
As Shows in pictures of
my neighbor

Signature of Owner or Authorized Agent:

x Mike Farley

(Space below for staff use only)

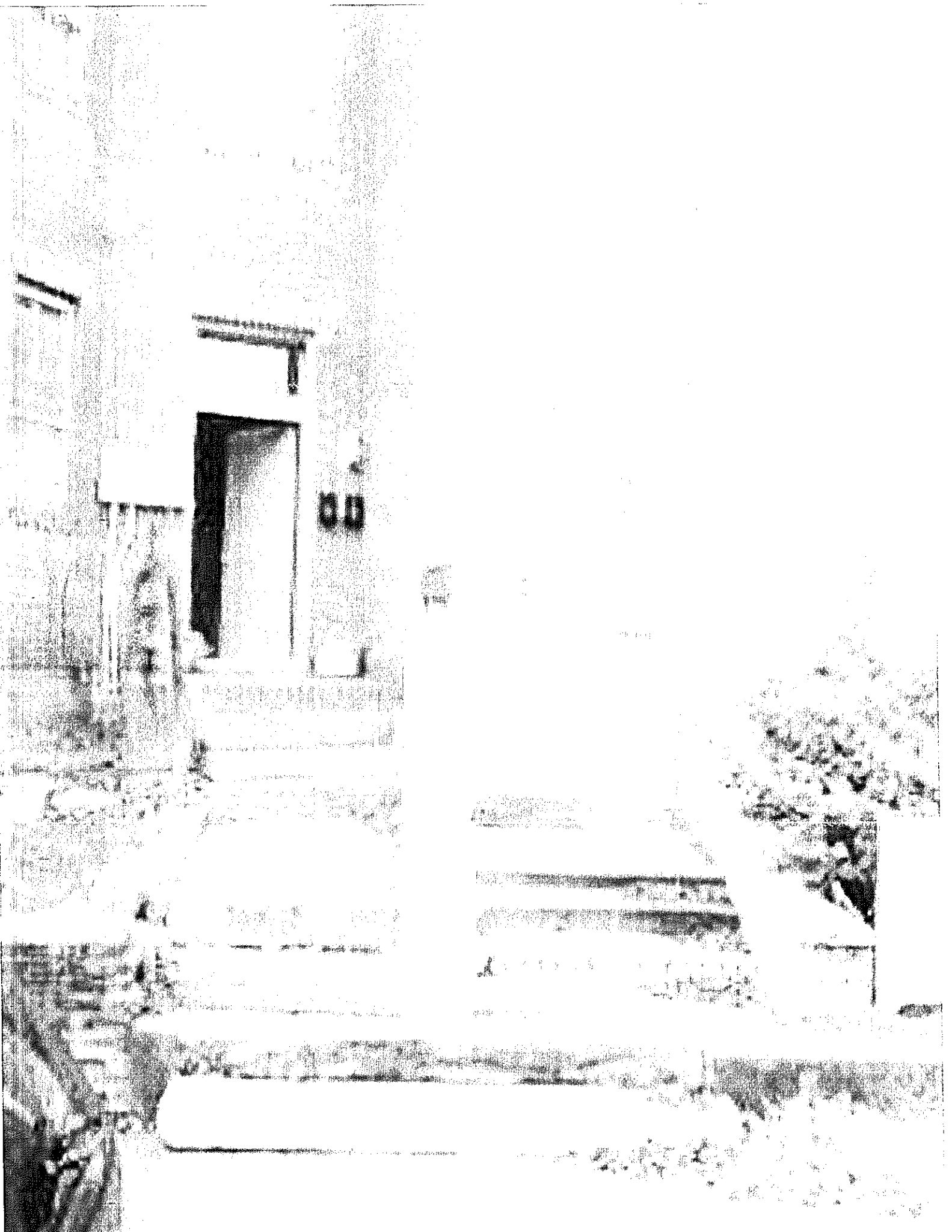
Received by Commission Secretary

DATE 12/12/13 1:30

APPLICATION NO. 14-01

SCHEDULED FOR 1/28/14

Note: CAR reviews all applications on a case by case basis.





AGENCIJA
BEOGRAD 741 0124
IZ OBLASTI
POSREDOVANJE
U PROMETU NEKRETNIM
PRAVNIM
POSREDOVANJE
U PROMETU NEKRETNIM
PRAVNIM





Commission of Architectural Review SUBMISSION APPLICATION

City of Richmond, Room 510 – City Hall
900 East Broad Street, Richmond, Virginia 23219
PHONE: (804) 646-6335 FAX: (804) 646-5789

12 COPIES OF SUPPORTING DOCUMENTATION ARE REQUIRED FOR PROCESSING YOUR SUBMISSION

LOCATION OF WORK: 805 N. 24th St DATE: 12-16-13

OWNER'S NAME: Darvil Weyman TEL NO.: 804-991-4111

AND ADDRESS: 3420 Pump Rd Suite 169 EMAIL: DVK5FQYAKOO.COM

CITY, STATE AND ZIPCODE Richmond, VA 23233

ARCHITECT/CONTRACTOR'S NAME: _____ TEL. NO. _____

AND ADDRESS: _____ EMAIL: _____

CITY, STATE AND ZIPCODE _____

Would you like to receive your staff report via email? Yes ___ No ___

REQUEST FOR CONCEPTUAL REVIEW

I hereby request Conceptual Review under the provisions of Chapter 114, Article IX, Division 4, Section 114-930.6(d) of the Richmond City Code for the proposal outlined below in accordance with materials accompanying this application. I understand that conceptual review is advisory only.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

I hereby make application for the issuance of a certificate under the provisions of Chapter 114, Article IX, Division 4 (Old and Historic Districts) of the Richmond City Code for the proposal outlined below in accordance with plans and specifications accompanying this application.

DETAILED DESCRIPTION OF PROPOSED WORK (Required):

STATE HOW THE DESIGN REVIEW GUIDELINES INFORM THE DESIGN OF THE WORK PROPOSED. (Include additional sheets of description if necessary, and 12 copies of artwork helpful in describing the project. See instruction sheet for requirements.)

Please see attached sheet

Signature of Owner or Authorized Agent: X *Darvil V. Weyman*
Name of Owner or Authorized Agent (please print legibly): Darvil Weyman

(Space below for staff use only)

Received by Commission Secretary **RECEIVED** APPLICATION NO. 14-02
DATE DEC 17 2013 4:00 PM SCHEDULED FOR 1/28/14

Note: CAR reviews all applications on a case-by-case basis.

Daniil Kleyman
3420 Pump Rd Suite 169
Richmond, VA 23233

December 16, 2013

To whom it may concern,

Attached you will find proposed architectural plans for a new duplex located at 805 N. 24th st. The structure will be in full compliance with the Old and Historic District Design Review Guidelines. Furthermore, the new construction project will be in full compliance with the R-63 zoning requirements in Union Hill.

Setback drawing can be found on page T-1 of the attached drawings
Architectural Key Notes can be found on page A-3 of the attached drawings.
Context Drawing can be found on page CT-1 of the attached drawings.

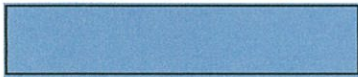
Siding and Exterior Trim will be fiber-cement (hardipanel). Siding will have a smooth, non-textured finish, with a 7" reveal.

Siding color will be:

Name: Leisure Blue

Number: 6515

Selected Color Sample



- From the Duron (TM) Exterior Preservation Palette (or a very similar color from another vendor).
Trim color will be white.

Exterior Doors will be painted 2-panel fiberglass doors, with a 6-light transom above. Color will be white.

Door design attached.

Exterior Windows will be 2x2 SDL MW Jefferson Series 300 Double Hung window. Please see attached spec sheet.

Fascia boards will be fibercement, with wood corbels, all painted white.

Porch roof will be EPDM, with a black finish.

Main structure roof will be membrane roofing over 5/8" osb.

For any additional questions prior to the CAR meeting in January, please feel free to contact me at 804-991-4111 or dvk5f@yahoo.com

Daniil V. Kleyman

CLOSE



JELD-WEN
Premium 6 Lite Craftsman Primed
White Steel Entry Door

Model # N32881

★★★★★ 4 8/5 6 Reviews

\$302.82 / each

Quantity: 1

+ ADD TO CART

+ ADD TO LIST

 Buy Online
Ship to Store



BKT-8X17 BRACKET, Fypon
Designer 16-5/8" H x 6-3/16" W x
8-3/16"

Crown-Molding.com is your online dealer for the Fypon BKT8X17 BRACKET in stock and ready to ship through out the USA and Canada.

Visit Store

PRICE: \$51.99

at Decorative Crown Moldings

 ENLARGE IMAGE

 Tweet

 *Pin it*

MW JEFFERSON®
300 DOUBLE HUNG



STANDARD FEATURES

- Low-maintenance cellular PVC exterior components ready to accept acrylic latex paints
- 4-9/16" jamb eliminate need for drywall work; custom jamb extensions to 8-9/16"
- Classic double hung design with traditional brick mould complements an array of architectural styles
- Paint-free all-singl sash fully welded at the corners
- Energy-efficient Warm Edge Insulated Glass
- Low-maintenance cellular PVC exterior brick mould
- Both sashes tilt in and remove for safe and easy cleaning of exterior glass
- Balances counter-balanced with quiet, adjustable springs for smooth up and down action
- Built weather-stripping at top, bottom and check rails for efficient performance and smooth, easy opening and closing

OPTIONS

Glass Options: Low-E, Low-E/Argon, Tinted, Low-E Tinted, Tempered and Obscure

Exterior Casings: 180 Brick Mould (standard), 3-1/4" Williamsburg, 3-1/2" Flat, 5-1/2" Flat or 4-1/2" Wide Back Band, Bull Sill Nose

Balance Options: Compression standard, Easy-Tilt optional

Ornille Options: Ornille-between-the-glass (OBO) in flat 5/8", 7/8" styles, sculptured 5/8" and 1" contour styles; classic muntin bar appearance with 1-1/4" simulated-divided-lite (SDL)

Product Configurations: Twin, Side Lite, Stationary, Combinations, Bays & Boxes, Circle Heads, Quarter Circles, Elliptical, Transoms, True Radius, Arches and a wide variety of architectural shapes

TESTING & PERFORMANCE DATA

Tested in accordance with ASTM standards, rated in accordance with International Residential Code, and witnessed by an independent AAMA accredited lab.

NFRC Thermal Performance:

	U Value*	R Value	SHGC**	VLT**
3/4" Clear	0.47	2.13	0.60	0.62
3/4" Low-E	0.34	2.94	0.35	0.53
3/4" Low-E/Argon	0.30	3.33	0.35	0.53

* Solar Heat Gain Coefficient ** Visible Light Transmission



© January 2021 MW Windows & Doors, Inc. All Rights Reserved

CMW-300-001 3000 20x. C



WINDOWS & DOORS®

MW Windows & Doors | P.O. Box 559, Rocky Mount, VA 24151 | (800) 999-8400 or (540) 483-0211 | www.mwwindows.com

TWO-FAMILY RESIDENCE at 805 NORTH 24TH STREET RICHMOND, VA 23223

DRAWING INDEX:

T-1	TITLE SHEET, SITE SURVEY, BUILDING INFORMATION, GENERAL NOTES
CT-1	CONTEXT PLANS AND ELEVATIONS
A-1	FOUNDATION PLAN, ROOF PLAN, BUILDING SECTION, FOUNDATION DETAIL
A-2	WALL TYPES, 1ST FLOOR PLAN, 2ND FLOOR PLAN, SCHEDULES
A-3	EXTERIOR ELEVATIONS

BUILDING INFORMATION:

CONSTRUCTION CODE: VCC 2009, IRC 2009
 CONSTRUCTION TYPE: V-B
 BUILDING AREA (INCLUDING EXTERIOR WALL):
 1ST FLOOR: 1,276 SF
 2ND FLOOR: 1,276 SF
 TOTAL: 2,552 SF
 STORIES ABOVE GRADE: 2
 HEIGHT ABOVE GRADE: 27'+/-
 USE GROUP: TWO-FAMILY
 NUMBER OF UNITS: 2
 SPRINKLER SYSTEM: NO
 FIRE DETECTION: YES, HARD-WIRED SMOKE DETECTION SYSTEM THROUGHOUT FIRE AREA.

GENERAL STRUCTURAL NOTE: STRUCTURAL ITEMS ARE SHOWN FOR REFERENCE. ALL STRUCTURAL ELEMENTS ARE TO BE SPECIFIED/APPROVED BY A STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.

General Conditions:

Contractor to carefully review the contract documents and existing conditions of the job site to achieve full comprehension of the project renovation requirements. Contractor to include cost for all work described and required to satisfy the intent of the contract documents and required by existing conditions. Architect to be notified of conflicts between existing conditions and new work conflicts or omissions in the drawings and any limitations related to the execution of the work. In the case of conflicts within the contract documents, the strictest condition or requirement is to be included in the cost and scope of work. Contractor shall not proceed with the work, involved in such errors, omissions, or discrepancies until written instructions are given by the Architect. The Contractor shall be responsible to correct all work erroneously installed prior to receiving said instructions.

All work shall be in accordance with the Virginia Statewide Uniform Building Code and International Residential Code, latest editions, to the satisfaction of authorities having jurisdiction. All manufactured products shall be used per manufacturer's written specifications. Contractor to apply for, pay for and obtain all permits, fees and inspections by authorities having jurisdiction over the work. Copies of all transactions shall be made available to the owner. Notify the architect of any variance with current codes. Contractor shall be responsible for compliance with public authorities regarding the performance of work.

Contractor to make available to the owner a construction schedule along with a schedule of values prior to commencement of work.

Contractor shall supply all labor, materials, equipment, tools, handling, transportation, debris removal, and all related costs and services necessary for the execution of the work.

Work is to be executed by the general contractor unless provisions are made otherwise. References to "contractor" are to include general contractor and subcontractors. The contractor shall be solely responsible for and have control over all construction means and methods required by the contract documents including coordination of work. The contractor is to be responsible for acts and omissions of the contractor's employees, subcontractors and their employees, and any other persons performing any of the work under contract with the contractor. The architect will not be responsible for errors, omissions or delays caused by the contractor.

Field Verifications: Verify all dimensions in the field before performing the work. The Contractor will be responsible to correct any work that is done in error because of failure to verify or clarify dimensions.

Substantial changes to the drawings or actual work are to be issued by the architect with the owner's approval.

Construction Coordination:

Contractor is to coordinate and protect all new and existing work in place when exposed to potential damage by work of multiple trades. The Contractor shall coordinate construction of all required mechanical, electrical and plumbing.

All work and improvements shall be in strict accordance with the current codes adopted by the local jurisdictions and approved by the local building inspection office. All work is to comply with applicable provisions of the the occupational safety and health act - OSHA.

The contractor is to keep the premises free from excessive accumulation of waste materials or rubbish caused by construction and will remove it from the site in a timely fashion or as directed by the owner. Upon completion of the project, the contractor shall remove all remaining materials, waste or otherwise, as well as all construction equipment. The work and support areas shall be left broom clean.

Product information and samples:

Shop-drawings and all other submittals are to be examined by the general contractor and checked for compliance with contract requirements.

Quality Control:

Complete all construction and install materials per manufacturer's specifications and instructions and in a manner consistent with industry standards of workmanship and the products selected.

Material Acquisition:

Protect products during all stages of handling to prevent damage. Comply with all requirements of specified product and manufacturer's instructions to ensure optimum condition of final installed product.

Work Conditions:

Create appropriate environmental conditions for installing or applying finishes to the products specified.

Prior to product installation, evaluate all existing surfaces to receive product per product manufacturer's recommendation. Installation shall imply acceptance of substrate and shall not be grounds for claims against improper performance of installed materials.

Keep exits, exit lighting, fire protection and life safety devices operational during construction. Keep means of egress clear of all tools, materials and debris.

Guarantee:

Warrant all materials, finishes and equipment supplied under this contract shall be new, unless otherwise specified, and that all work shall be of good quality, free from defects and in compliance with the contract documents. For one year beginning at the date of substantial completion, contractor will promptly remedy work found not to be in compliance with the contract documents. Contractor shall assume all costs for corrections.

Transfer all manufacturer warranties, product literature, maintenance requirements and schedules to the owner at completion of the project.

Products:

Contractor to provide products specified in the following specifications or in the other contract documents. If no product is specified, contractor shall provide a match in quality and appearance to typical materials used in other similar buildings.

Construction execution:

Dimensions to be verified in the field. If dimensions can not be verified or the verification would cause a delay in the progress of work, contractor shall guarantee dimensions to the subcontractor for coordination. Drawings may be scaled for reference only.

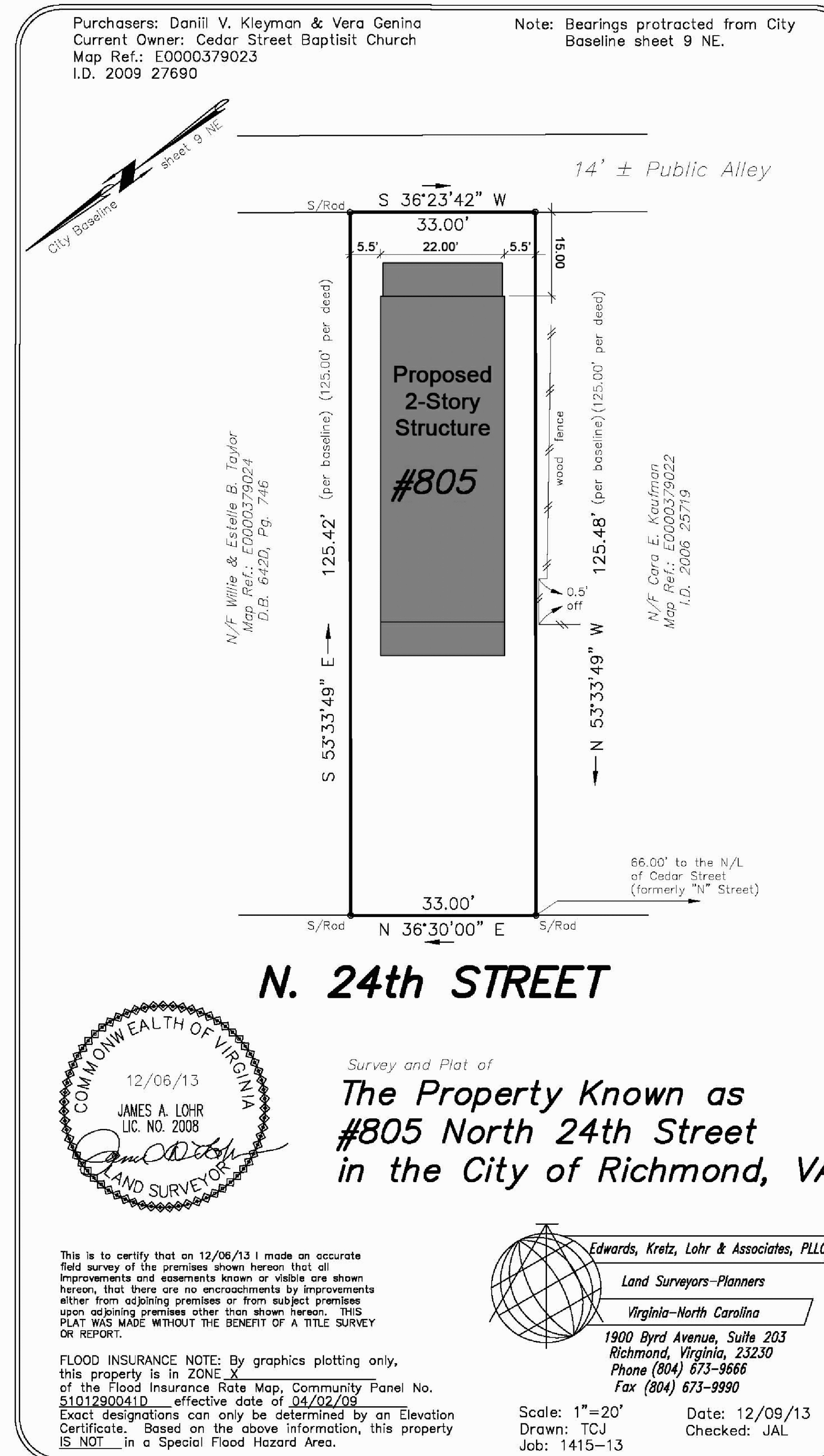
Wall partitions, unless noted otherwise, shall be located as dimensioned and shown on the construction plans and details. Dimensions are to faces of finished partitions. Actual partition thicknesses are used. Contractor shall verify dimensions. All vertical dimensions are given from top of finished flooring unless otherwise noted.

Contractor shall prepare concrete floors, if applicable, to be a smooth uniform surface. All floor anchors and penetrations shall be coordinated by contractor as part of the floor preparation.

Clean all surfaces and equipment 24 hours prior to occupancy. Vacuum or mop, as required, all floors and clean windows and glazing.

The date when the project is available for owner occupancy will be known as substantial completion. Additional touch-up or minor installation work may be incomplete.

Construct all items in strict adherence to the approved shop drawings and the referenced product standards. Connections of all parts being accurately and neatly fitted and securely fastened together.



EVOLVE DEVELOPMENT, INC.
 3420 PUMP RD SUITE 169 RICHMOND, VA 23233
 dvk5f@yahoo.com 804-991-4111

805 N 24TH ST
 RICHMOND, VA 23223

TITLE SHEET / INDEX & SITE PLAN

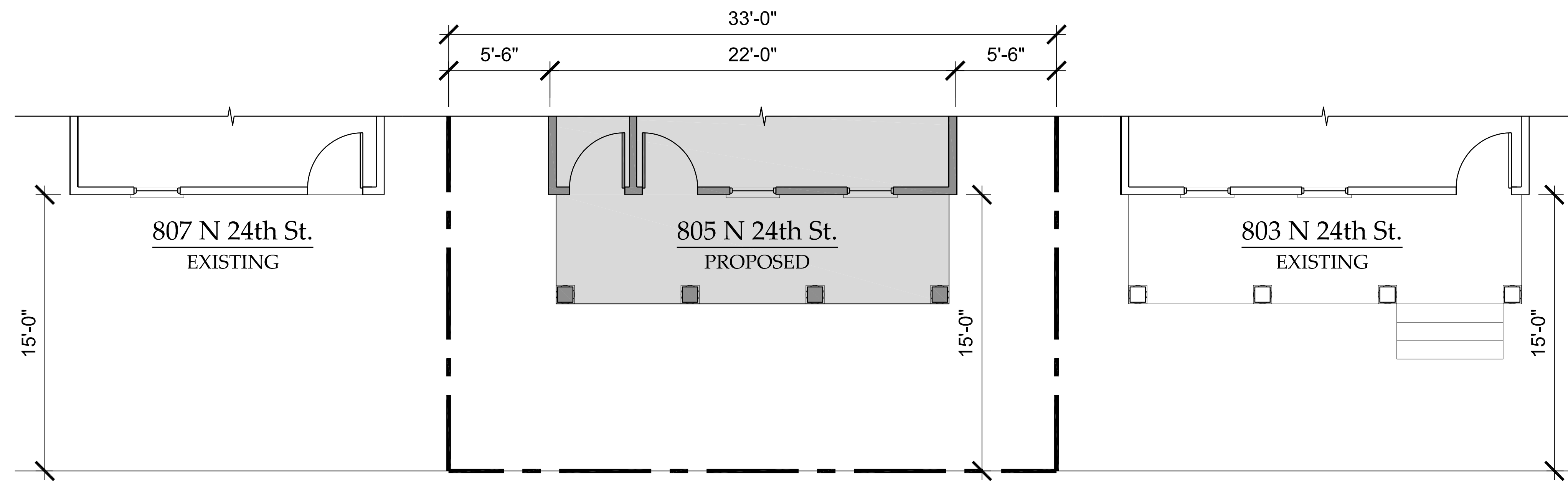
DATE: 12-17-13

T1



CONTEXT ELEVATIONS

SCALE: 1/4"=1'-0"



CONTEXT SETBACK PLANS

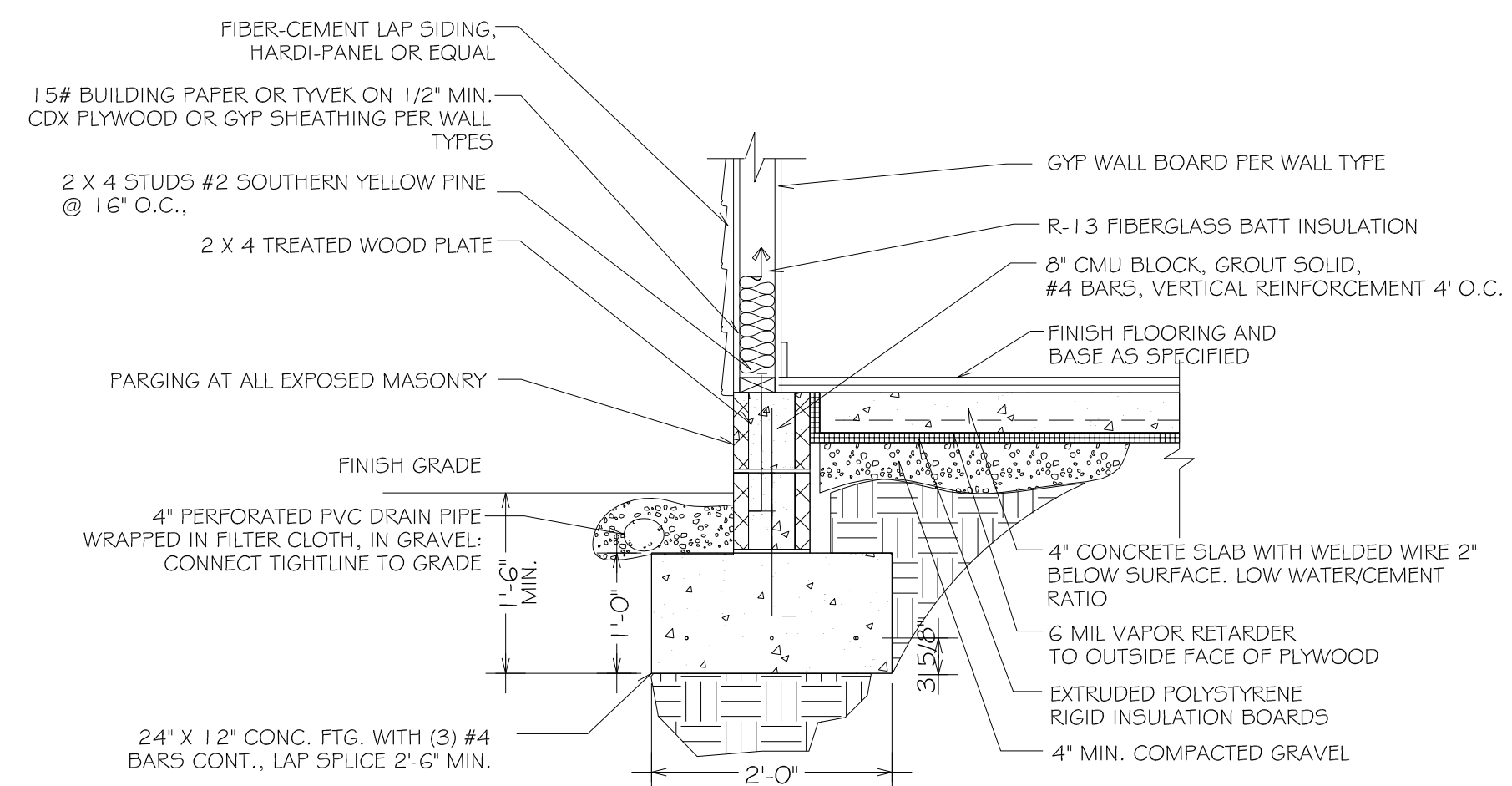
SCALE: 1/4"=1'-0"

EVOLVE DEVELOPMENT, INC.
 3420 PUMP RD SUITE 169 RICHMOND, VA 23233
 dvk5f@yahoo.com 804-991-4111

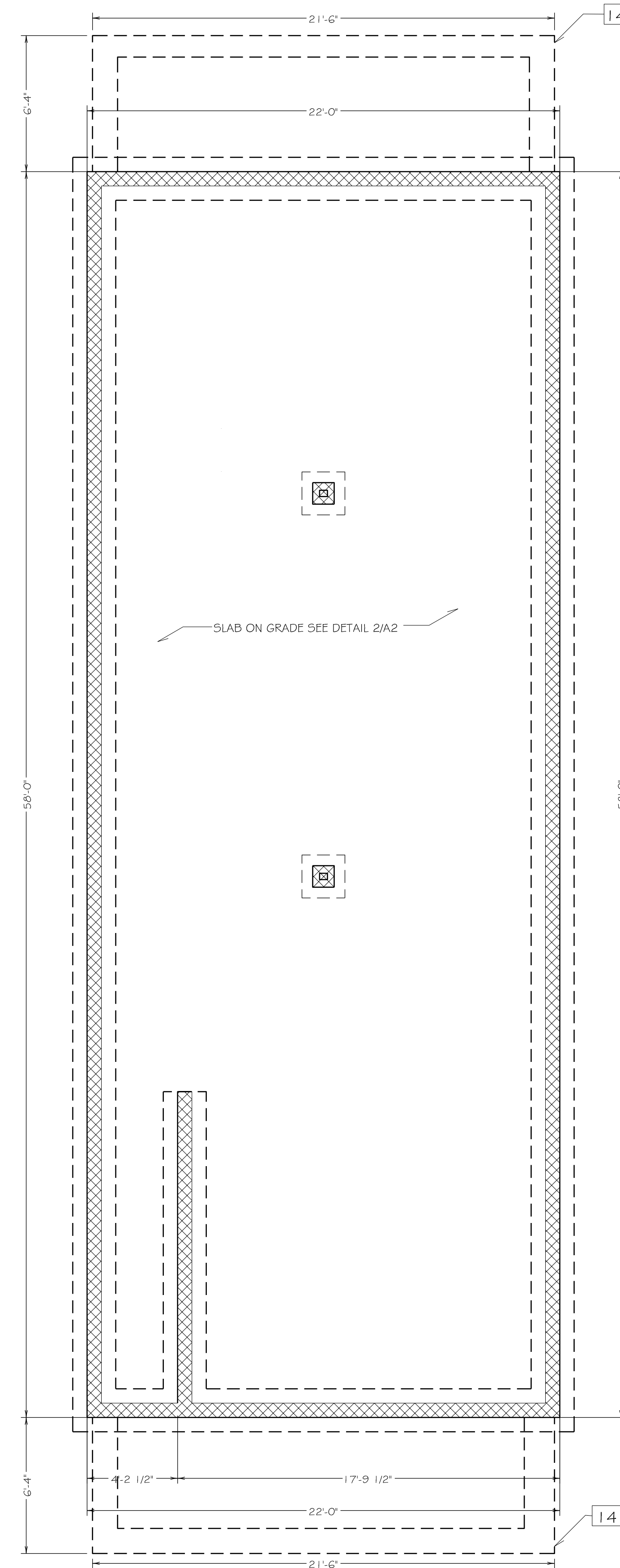
805 N 24TH ST
 RICHMOND, VA 23223
 TITLE SHEET / INDEX & SITE PLAN

DATE: 12-17-13

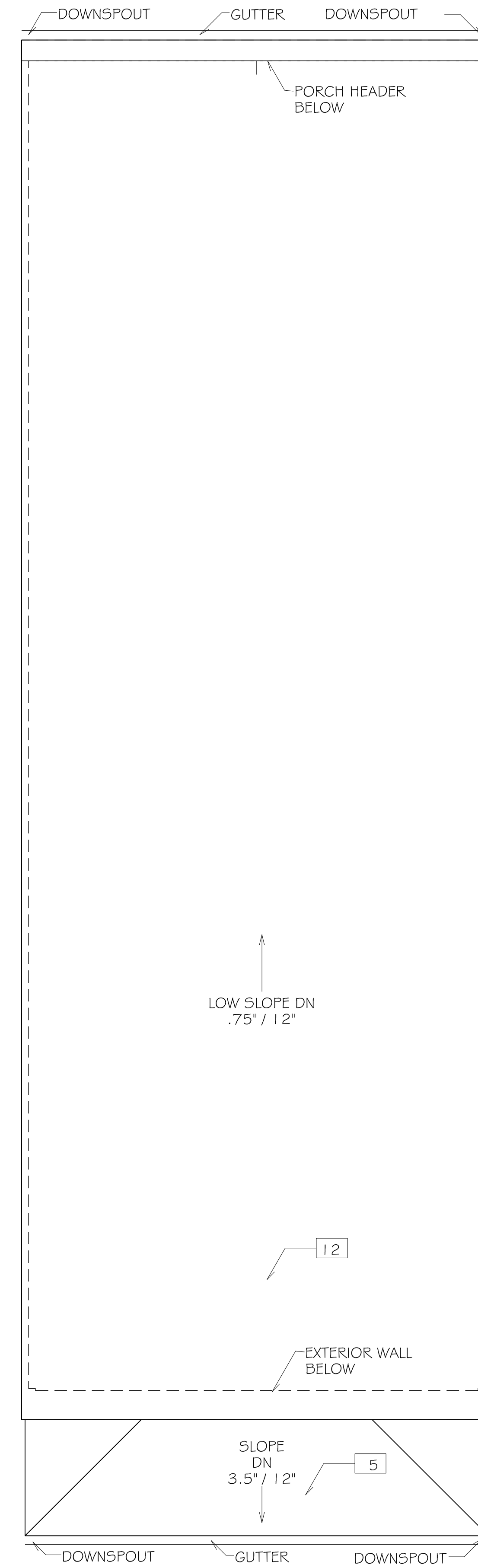
CT-1



2 CMU FOUNDATION WITH SLAB
 A2 SCALE: 3/4" = 1'-0"



3 FOUNDATION PLAN
 A2 SCALE: 1/4" = 1'-0"



4 ROOF PLAN
 A2 SCALE: 1/4" = 1'-0"

EVOLVE DEVELOPMENT, INC.
 3420 PUMP RD SUITE 169 RICHMOND, VA 23233
 dvk5f@yahoo.com 804-991-4111

805 N 24TH ST
 RICHMOND, VA 23223

DATE: 12-17-13

A-1

EXISTING - FIRST AND SECOND FLOOR PLANS

ARCHITECTURAL KEY NOTES:

1. FOUNDATION: CMU FINISHED WITH PARING SEE WALL DETAIL A-2 FOR ADDITIONAL INFORMATION.
2. PORCH GROUND SURFACE: 4" REINFORCED SLAB, .4" BELOW INTERIOR SLAB.
3. RAILING: STAINED WOOD, NO RAILING AT GROUND FLOOR
4. FRONT COLUMNS: FIBERGLASS DORIC COLUMNS PAINTED, 4X4 INTERIOR POST
5. PORCH ROOFING: MEMBRANE, BLACK FINISH
6. WINDOWS: WHITE VINYL- DOUBLE PANE- SEE WINDOW SCHEDULE
7. DOORS: PAINTED FIBERGLASS-SEE DOOR SCHEDULE
8. SIDING AND TRIM: FIBER-CEMENT ('HARDIPANEL' MATERIAL OR EQUAL)
9. FASCIA BOARDS: FIBER-CEMENT ('HARDIPANEL' MATERIAL OR EQUAL)
10. CORBELS: PAINTED WOOD
11. ROOF FLASHING: METAL, COLOR TO MATCH FASCIA BOARD
12. UPPER ROOF: MEMBRANE ROOFING OVER 5/8" OSB SHEATHING ON TRUSSES PER MANUFACTURER
13. REAR PORCH STRUCTURE: PRESSURE TREATED STAINED, 4X4 POST
14. TURNED DOWN PORCH FOUNDATION: PARGED TO MATCH FOUNDATION. 1.4" CONTINUOUS CONCRETE FOOTING, 1.8" BELOW GRADE MIN. (2) # 4 REBAR HORIZONTAL.



EVOLVE DEVELOPMENT, INC.

3420 PUMP RD SUITE 169 RICHMOND, VA 23233

dvk5f@yahoo.com 804-991-4111

805 N 24TH ST

RICHMOND, VA 23223

EXTERIOR ELEVATION

DATE: 12-17-13

A-3



Commission of Architectural Review SUBMISSION APPLICATION

City of Richmond, Room 510 – City Hall
900 East Broad Street, Richmond, Virginia 23219
PHONE: (804) 646-6335 FAX: (804) 646-5789

12 COPIES OF SUPPORTING DOCUMENTATION ARE REQUIRED FOR PROCESSING YOUR SUBMISSION

LOCATION OF WORK: 805-805 1/2 N. 23rd St DATE: 12-16-13

OWNER'S NAME: Daniel Weyman TEL NO.: 804-991-4111

AND ADDRESS: 3420 Pump Rd Suite 169 EMAIL: DVK5FO@YAHOO.COM

CITY, STATE AND ZIPCODE Richmond, VA 23233

ARCHITECT/CONTRACTOR'S NAME: Scott Fowler TEL. NO. 804-869-6800

AND ADDRESS: 1199 Forest Heights Lane EMAIL: Scott@FowlerArchitecture.com

CITY, STATE AND ZIPCODE Glen Allen, VA 23059

Would you like to receive your staff report via email? Yes No

REQUEST FOR CONCEPTUAL REVIEW

I hereby request Conceptual Review under the provisions of Chapter 114, Article IX, Division 4, Section 114-930.6(d) of the Richmond City Code for the proposal outlined below in accordance with materials accompanying this application. I understand that conceptual review is advisory only.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

I hereby make application for the issuance of a certificate under the provisions of Chapter 114, Article IX, Division 4 (Old and Historic Districts) of the Richmond City Code for the proposal outlined below in accordance with plans and specifications accompanying this application.

DETAILED DESCRIPTION OF PROPOSED WORK (Required):

STATE HOW THE DESIGN REVIEW GUIDELINES INFORM THE DESIGN OF THE WORK PROPOSED. (Include additional sheets of description if necessary, and 12 copies of artwork helpful in describing the project. See instruction sheet for requirements.)

Please see attached sheet

Signature of Owner or Authorized Agent: X Daniel V. Weyman

Name of Owner or Authorized Agent (please print legibly): DANIEL WEYMAN

(Space below for staff use only)

Received by Commission Secretary **RECEIVED**
DATE DEC 17 2013 4:00 PM

APPLICATION NO. 14-03
SCHEDULED FOR 1/28/14

Note: CAR reviews all applications on a case-by-case basis.

Daniil Kleyman
3420 Pump Rd Suite 169
Richmond, VA 23233

December 16, 2013

To whom it may concern,

Attached you will find proposed architectural plans for 2 new construction duplexes located at 805 and 805 ½ N. 23rd st. The structure will be in full compliance with the Old and Historic District Design Review Guidelines.

Furthermore, the new construction project will be in full compliance with the R-63 zoning requirements in Union Hill.

The proposed project will sit between a mixed use building currently under renovation and a long-neglected one-story structure that may be in need of demolition. The mixed use building is 2-story but sits at a much lower elevation. Those 2 structures are the only ones on this side of 23rd st on the subject block, with everything else being parking.

Setback drawing can be found on page A-1 of the attached drawings

Architectural Key Notes can be found on page A-5 of the attached drawings.

Context Drawing can be found on page A-6 of the attached drawings.

Siding and Exterior Trim will be fiber-cement (hardipanel). Siding will have a smooth, non-textured finish, with a 7" reveal.

Siding color will be:

Name: Leisure Blue

Number: 6515

Selected Color Sample



- From the Duron (TM) Exterior Preservation Palette (or a very similar color from another vendor).
Trim color will be white.

Exterior Doors will be painted 2-panel fiberglass doors, with a 6-light transom above. Color will be white.

Door design attached.

Exterior Windows will be 2x2 SDL MW Jefferson Series 300 Double Hung window. Please see attached spec sheet.

Fascia boards will be fibercement, with wood corbels, all painted white.

Porch roof will be EPDM, with a black finish.

Main structure roof will be membrane roofing over 5/8" osb.

For any additional questions prior to the CAR meeting in January, please feel free to contact me at 804-991-4111 or dvk5f@yahoo.com

Daniil V. Kleyman

CLOSE



JELD-WEN
Premium 6 Lite Craftsman Primed
White Steel Entry Door

Model # N32881

★★★★★ 4 8/5 6 Reviews

\$302.82 / each

Quantity: 1

[+ ADD TO CART](#)

[+ ADD TO LIST](#)

 Buy Online
Ship to Store



BKT-8X17 BRACKET, Fypon
Designer 16-5/8" H x 6-3/16" W x
8-3/16"

Crown-Molding.com is your online dealer for the Fypon BKT8X17 BRACKET in stock and ready to ship through out the USA and Canada.

[Visit Store](#) PRICE: **\$51.99**

at [Decorative Crown Moldings](#)

[ENLARGE IMAGE](#)

[Tweet](#)

[Pin it](#)

MW JEFFERSON®
300 DOUBLE HUNG



STANDARD FEATURES

- Low-maintenance cellular PVC exterior components ready to accept acrylic latex paints
- 4-9/16" jamb eliminates need for drywall work; custom jamb extensions to 8-9/16"
- Classic double hung design with traditional brick mull complements an array of architectural styles
- Paint-free all-sigal sash fully welded at the corners
- Energy-efficient Warm Edge Insulated Glass
- Low-maintenance cellular PVC exterior brick mull
- Both sashes tilt in and remove for safe and easy cleaning of exterior glass
- Balances counter-balanced with quiet, adjustable springs for smooth up and down action
- Built weather-stripping at top, bottom and check rails for efficient performance and smooth, easy openings and closings

OPTIONS

Glass Options: Low-E, Low-E/Argon, Tinted, Low-E Tinted, Tempered and Obscure

Exterior Casings: 180 Brick Mull (standard), 3-1/4" Williamsburg, 3-1/2" Flat, 5-1/2" Flat or 4-1/2" Wide Back Band, Bull Sill Nose

Balance Options: Compression standard, Easy-Tilt optional

Grills Options: Grille-between-the-glass (DBG) in flat 5/8", 7/8" styles, sculptured 5/8" and 1" contour styles; classic muntin bar appearance with 1-1/4" simulated-divided-lite (SDL)

Product Configuration: Tilt-In, Side Lites, Stationary, Combinations, Bays & Boxes, Circle Heads, Quarter Circles, Ellipticals, Transoms, True Radius, Arches and a wide variety of architectural shapes

TESTING & PERFORMANCE DATA

Tested in accordance with ASTM standards, rated in accordance with International Residential Code, and witnessed by an independent AAMA accredited lab.

NFRC Thermal Performance:

	U Value ²	R Value	SHGC ^{**}	VLT ^{**}
1/4" Clear	0.47	2.13	0.60	0.62
1/4" Low-E	0.34	2.94	0.35	0.53
1/4" Low-E/Argon	0.30	3.33	0.35	0.53

* Solar Heat Gain Coefficient ** Visible Light Transmission



© January 2007 MW Windows & Doors, Inc. All Rights Reserved

CMW-JP20-013008 REV. C



WINDOWS & DOORS®

MW Windows & Doors | P.O. Box 559, Rocky Mount, VA 24151 | (800) 999-8400 or (540) 483-0211 | www.mwwindows.com

Examples of Varied-Size Structures next to each other in Union Hill



700 Block of 22nd st



2100 Block of M St



2100 Block of M st



2100 Block of M St



800 Block of 24th st

CONSTRUCTION of ATTACHED TWO-FAMILY RESIDENCES at 805 & 805 1/2 NORTH 23rd STREET RICHMOND VIRGINIA, 23220

DRAWING INDEX:

- A-1 COVER SHEET, SITE PLAN, PERSPECTIVE IMAGE, BUILDING INFORMATION, GENERAL NOTES
- A-2 FOUNDATION PLAN, ROOF PLAN
- A-3 WALL TYPES, 1ST FLOOR PLAN, SCHEDULES
- A-4 WALL TYPES, 2ND FLOOR PLAN, SCHEDULES
- A-5 EXTERIOR ELEVATIONS
- A-6 BUILDING SECTION, FOOTING DETAIL, SITE CONTEXT ELEVATION

BUILDING INFORMATION:

CONSTRUCTION CODE: VCC 2009, IRC 2009
 CONSTRUCTION TYPE: V-B
 BUILDING AREA (INCLUDING EXTERIOR WALL):
 805 NORTH 23RD
 1ST FLOOR: 1,115 SF
 2ND FLOOR: 1,115 SF
 TOTAL: 2,229 SF
 805 1/2 NORTH 23RD
 1ST FLOOR: 1,115 SF
 2ND FLOOR: 1,115 SF
 TOTAL: 2,229 SF
 STORIES ABOVE GRADE: 2
 HEIGHT ABOVE GRADE: 24'+/-
 USE GROUP: ATTACHED TWO-FAMILY
 TOTAL NUMBER OF UNITS: 4
 SPRINKLER SYSTEM: NO
 FIRE DETECTION: YES, HARD-WIRED SMOKE DETECTION SYSTEM THROUGHOUT FIRE AREA.

GENERAL STRUCTURAL NOTE: STRUCTURAL ITEMS ARE SHOWN FOR REFERENCE. ALL STRUCTURAL ELEMENTS ARE TO BE SPECIFIED/APPROVED BY A STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.

General Conditions:

Contractor to carefully review the contract documents and existing conditions of the job site to achieve full comprehension of the project renovation requirements. Contractor to include cost for all work described and required to satisfy the intent of the contract documents and required by existing conditions. Architect to be notified of conflicts between existing conditions and new work conflicts or omissions in the drawings and any limitations related to the execution of the work. In the case of conflicts within the contract documents, the strictest condition or requirement is to be included in the cost and scope of work. Contractor shall not proceed with the work, involved in such errors, omissions, or discrepancies until written instructions are given by the Architect. The Contractor shall be responsible to correct all work erroneously installed prior to receiving said instructions.

All work shall be in accordance with the Virginia Statewide Uniform Building Code and International Residential Code, latest editions, to the satisfaction of authorities having jurisdiction. All manufactured products shall be used per manufacturer's written specifications. Contractor to apply for, pay for and obtain all permits, fees and inspections by authorities having jurisdiction over the work. Copies of all transactions shall be made available to the owner. Notify the architect of any variance with current codes. Contractor shall be responsible for compliance with public authorities regarding the performance of work.

Contractor to make available to the owner a construction schedule along with a schedule of values prior to commencement of work.

Contractor shall supply all labor, materials, equipment, tools, handling, transportation, debris removal, and all related costs and services necessary for the execution of the work.

Work is to be executed by the general contractor unless provisions are made otherwise. References to "contractor" are to include general contractor and subcontractors. The contractor shall be solely responsible for and have control over all construction means and methods required by the contract documents including coordination of work. The contractor is to be responsible for acts and omissions of the contractor's employees, subcontractors and their employees, and any other persons performing any of the work under contract with the contractor. The architect will not be responsible for errors, omissions or delays caused by the contractor.

Field Verifications: Verify all dimensions in the field before performing the work. The Contractor will be responsible to correct any work that is done in error because of failure to verify or clarify dimensions.

Substantial changes to the drawings or actual work are to be issued by the architect with the owner's approval.

Construction Coordination:

Contractor is to coordinate and protect all new and existing work in place when exposed to potential damage by work of multiple trades. The Contractor shall coordinate construction of all required mechanical, electrical and plumbing.

All work and improvements shall be in strict accordance with the current codes adopted by the local jurisdictions and approved by the local building inspection office. All work is to comply with applicable provisions of the the occupational safety and health act- OSHA.

The contractor is to keep the premises free from excessive accumulation of waste materials or rubbish caused by construction and will remove it from the site in a timely fashion or as directed by the owner. Upon completion of the project, the contractor shall remove all remaining materials, waste or otherwise, as well as all construction equipment. The work and support areas shall be left broom clean.

Product information and samples:

Shop-drawings and all other submittals are to be examined by the general contractor and checked for compliance with contract requirements.

Quality Control:

Complete all construction and install materials per manufacturer's specifications and instructions and in a manner consistent with industry standards of workmanship and the products selected.

Material Acquisition:

Protect products during all stages of handling to prevent damage. Comply with all requirements of specified product and manufacturer's instructions to ensure optimum condition of final installed product.

Work Conditions:

Create appropriate environmental conditions for installing or applying finishes to the products specified.

Prior to product installation, evaluate all existing surfaces to receive product per product manufacturer's recommendation. Installation shall imply acceptance of substrate and shall not be grounds for claims against improper performance of installed materials.

Keep exits, exit lighting, fire protection and life safety devices operational during construction. Keep means of egress clear of all tools, materials and debris.

Guarantee:

Warrant all materials, finishes and equipment supplied under this contract shall be new, unless otherwise specified, and that all work shall be of good quality, free from defects and in compliance with the contract documents. For one year beginning at the date of substantial completion, contractor will promptly remedy work found not to be in compliance with the contract documents. Contractor shall assume all costs for corrections.

Transfer all manufacturer warranties, product literature, maintenance requirements and schedules to the owner at completion of the project.

Products:

Contractor to provide products specified in the following specifications or in the other contract documents. If no product is specified, contractor shall provide a match in quality and appearance to typical materials used in other similar buildings.

Construction execution:

Dimensions to be verified in the field. If dimensions can not be verified or the verification would cause a delay in the progress of work, contractor shall guarantee dimensions to the subcontractor for coordination. Drawings may be scaled for reference only.

Wall partitions, unless noted otherwise, shall be located as dimensioned and shown on the construction plans and details. Dimensions are to faces of finished partitions. Actual partition thicknesses are used. Contractor shall verify dimensions. All vertical dimensions are given from top of finished flooring unless otherwise noted.

Contractor shall prepare concrete floors, if applicable, to be a smooth uniform surface. All floor anchors and penetrations shall be coordinated by contractor as part of the floor preparation.

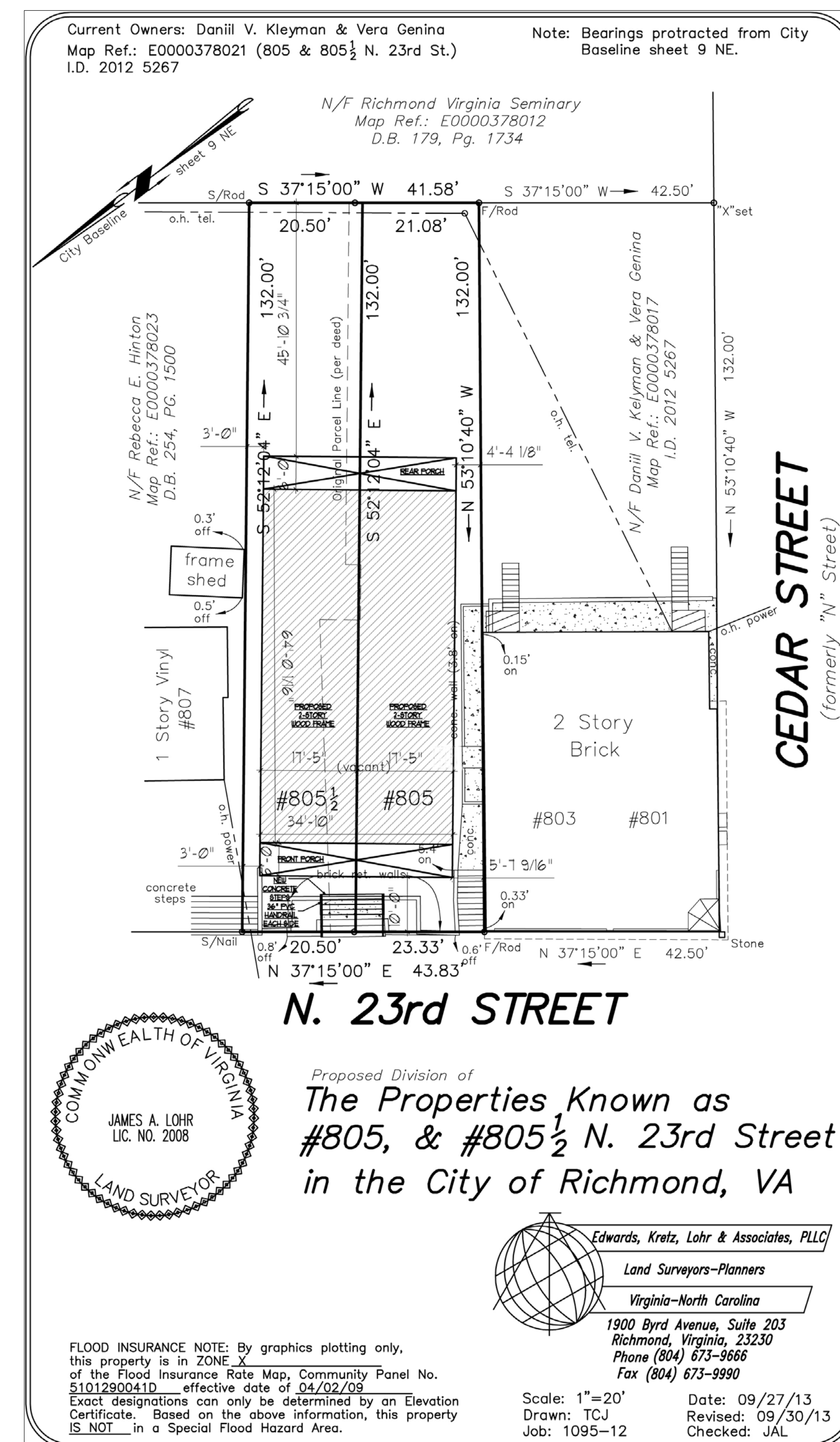
Clean all surfaces and equipment 24 hours prior to occupancy. Vacuum or mop, as required, all floors and clean windows and glazing.

The date when the project is available for owner occupancy will be known as substantial completion. Additional touch-up or minor installation work may be incomplete.

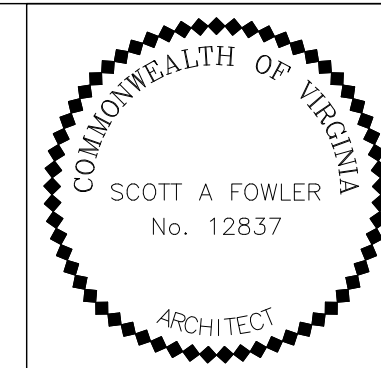
Construct all items in strict adherence to the approved shop drawings and the referenced product standards. Connections of all parts being accurately and neatly fitted and securely fastened together.



FRONT PERSPECTIVE



SITE SURVEY WITH PROPOSED SITE IMPROVEMENTS



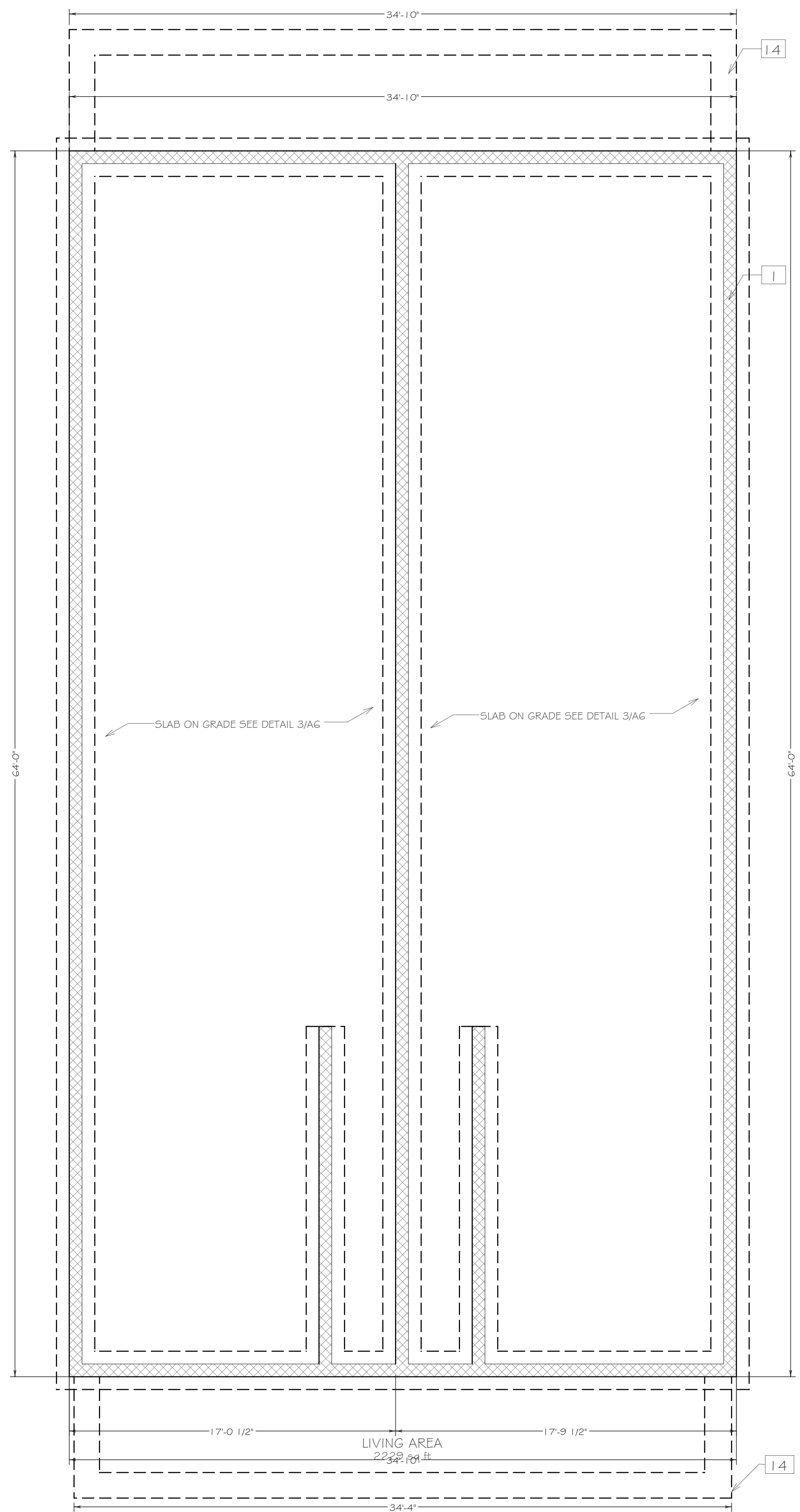
DATE: 12-13-13
 REVISIONS:
 DRAWN BY: SAF
 © Fowler Architecture, LLC
 The reproduction, copying, or use
 of this drawing without the consent
 of Fowler Architecture, LLC is prohibited.

Fowler Architecture, LLC
 Architectural Services
 1900 Byrd Avenue, Suite 203
 Richmond, Virginia 23230
 Phone: (804) 669-6800
 email: scott@fowlerarchitecture.com

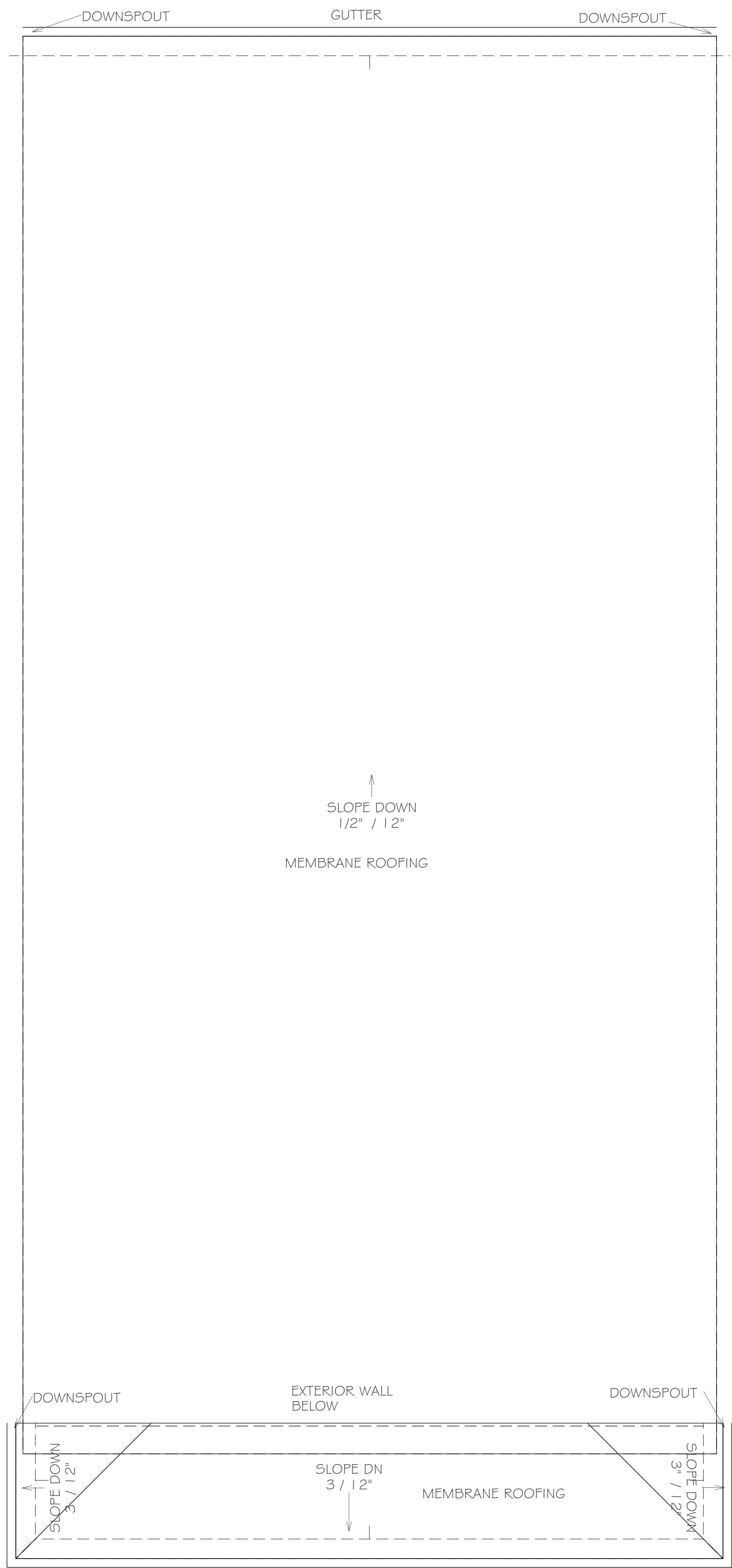


TWO 2-FAMILY
 ATTACHED RESIDENCES
 805 & 805 1/2
 NORTH 23rd STREET
 RICHMOND, VA 23220

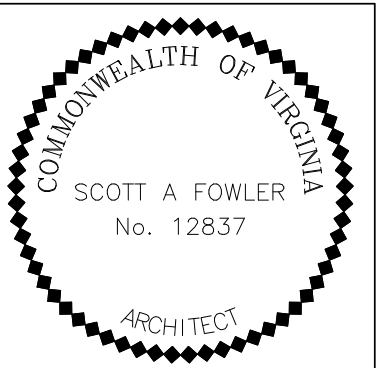
A-1



1 FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"
 0 1' 2' 4' 6' 8'



2 ROOF PLAN



DATE: 12-13-13
 REVISIONS:
 DRAWN BY: SAF
 © Fowler Architecture, LLC
 The reproduction, copying, or use
 of this drawing without the consent
 of Fowler Architecture, LLC is prohibited.

Fowler Architecture, LLC
 Architectural Services
 11901 Westpark Drive, Suite
 200, Alexandria, VA 22309
 phone: (804) 869-6800
 email: scott@fowlerarchitecture.com



TWO 2-FAMILY
 ATTACHED RESIDENCES
 805 & 805 1/2
 NORTH 23rd STREET
 RICHMOND, VA 23220

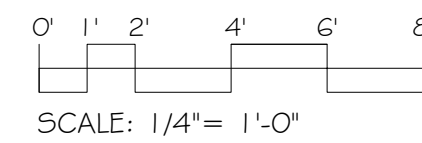
A-2

ARCHITECTURAL KEY NOTES: 1

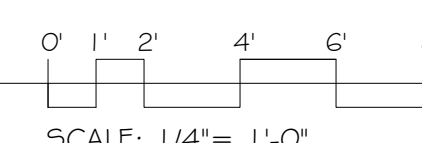
1. FOUNDATION: CMU FINISHED WITH PARING SEE WALL DETAIL A-2 FOR ADDITIONAL INFORMATION.
2. PORCH GROUND SURFACE: 4" REINFORCED SLAB. -4" BELOW INTERIOR SLAB.
3. RAILING: STAINED WOOD, NO RAILING AT GROUND FLOOR.
4. FRONT COLUMNS: FIBERGLASS DORIC COLUMNS PAINTED, 4X4 INTERIOR POST
5. PORCH ROOFING: MEMBRANE ROOFING, BLACK FINISH
6. WINDOWS: WHITE VINYL DOUBLE PANE- SEE WINDOW SCHEDULE
7. DOORS: PAINTED FIBERGLASS-SEE DOOR SCHEDULE
8. SIDING AND TRIM: FIBER-CEMENT ('HARDIPANEL' SMOOTH FINISH MATERIAL OR EQUAL) SIDING TO HAVE 7" REVEAL
9. FASCIA BOARDS: FIBER-CEMENT ('HARDIPANEL' SMOOTH FINISH MATERIAL OR EQUAL)
10. NOT USED
11. ROOF FLASHING: METAL, COLOR TO MATCH FASCIA BOARD
12. UPPER ROOF: MEMBRANE ROOFING OVER 5/8" OSB SHEATHING ON TRUSSES PER MANUFACTURER.
13. REAR PORCH STRUCTURE: PRESSURE TREATED STAINED, 4X4 POST
14. TURNED DOWN PORCH FOUNDATION: PARGED TO MATCH FOUNDATION. 14" CONTINUOUS CONCRETE FOOTING, 18" BELOW GRADE MIN. (2) # 4 REBAR HORIZONTAL.



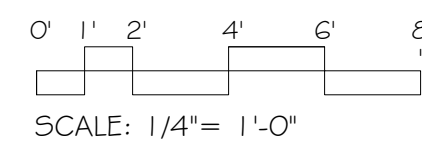
1 FRONT ELEVATION
A5



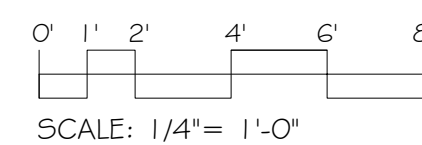
2 RIGHT SIDE ELEVATION
A5

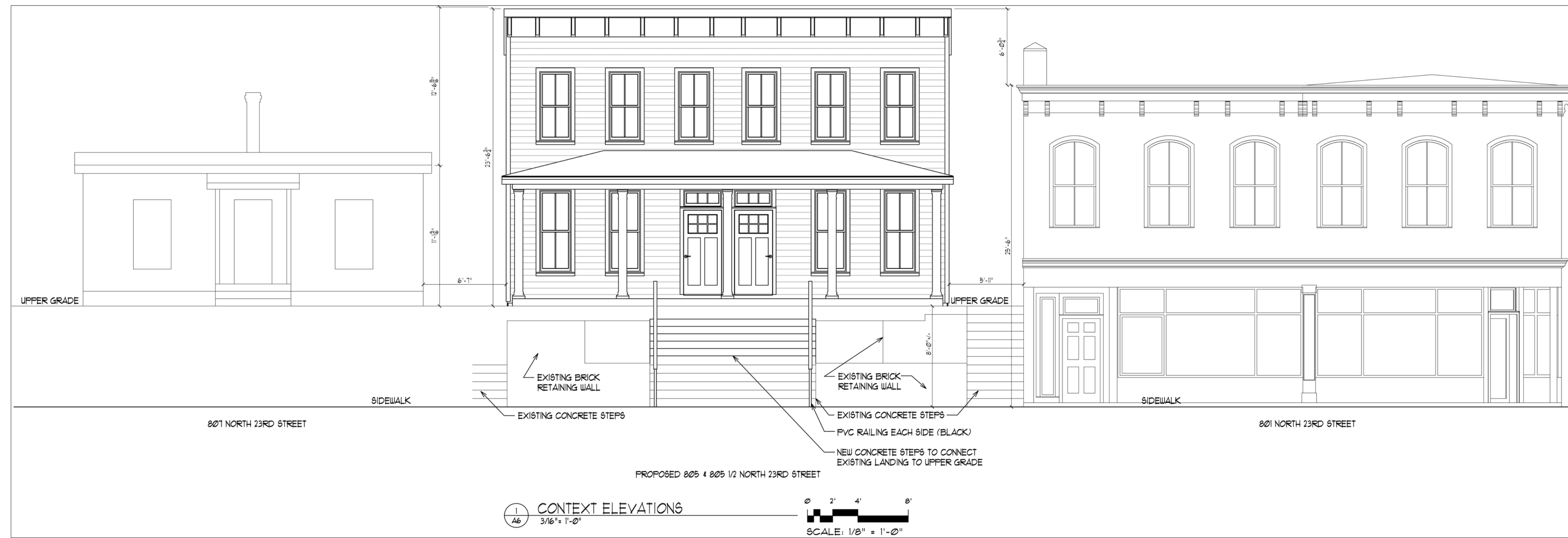


3 REAR ELEVATION
A5

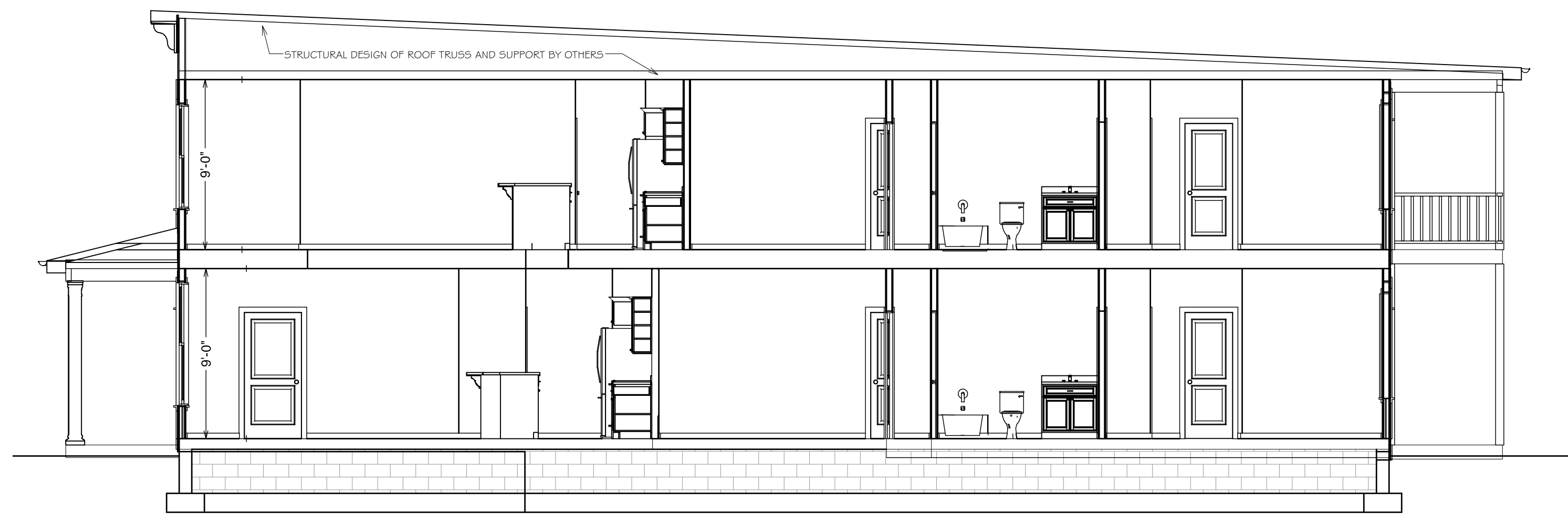


4 LEFT SIDE ELEVATION
A5

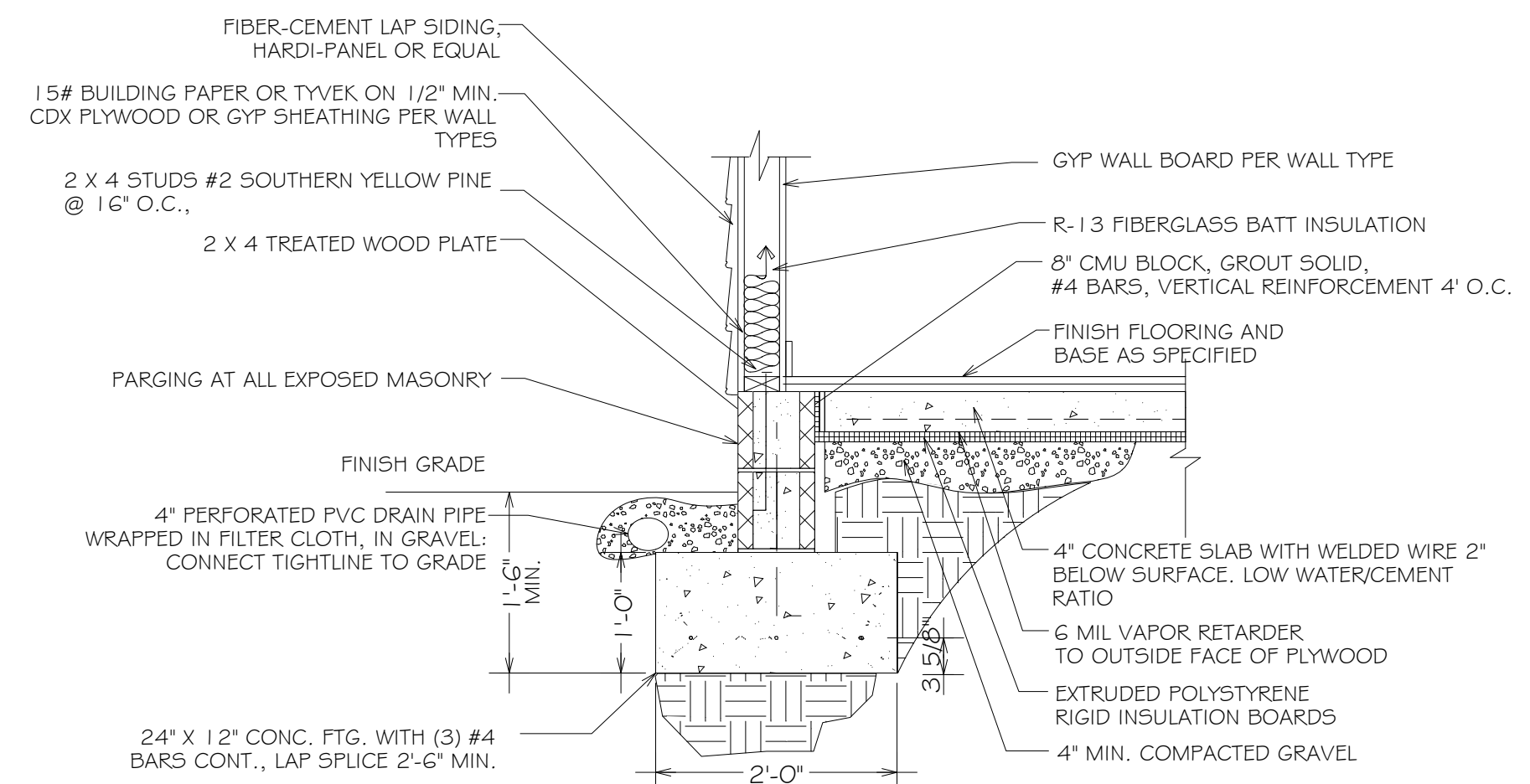




1 CONTEXT ELEVATIONS
SCALE: 1/8" = 1'-0"



2 BUILDING SECTION
SCALE: 3/16" = 1'-0"



3 CMU FOUNDATION WITH SLAB
SCALE: 3/4" = 1'-0"



Commission of Architectural Review SUBMISSION APPLICATION

City of Richmond, Room 510 – City Hall
900 East Broad Street, Richmond, Virginia 23219
PHONE: (804) 646-6335 FAX: (804) 646-5789

12 COPIES OF SUPPORTING DOCUMENTATION ARE REQUIRED FOR PROCESSING YOUR SUBMISSION

LOCATION OF WORK: 3421 East Marshall Street DATE: 12/19/13

OWNER'S NAME: Brian + Lindy Patterson TEL NO.: 804-564-9663

AND ADDRESS: _____ EMAIL: _____

CITY, STATE AND ZIPCODE _____

ARCHITECT/CONTRACTOR'S NAME: Taylor construction services TEL. NO. 804-271-7776

AND ADDRESS: 8500 Perrymont Rd EMAIL: info@taylorconstruction

CITY, STATE AND ZIPCODE Richmond, Va 23237 Services.com

Would you like to receive your staff report via email? Yes No

REQUEST FOR CONCEPTUAL REVIEW

I hereby request Conceptual Review under the provisions of Chapter 114, Article IX, Division 4, Section 114-930.6(d) of the Richmond City Code for the proposal outlined below in accordance with materials accompanying this application. I understand that conceptual review is advisory only.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

I hereby make application for the issuance of a certificate under the provisions of Chapter 114, Article IX, Division 4 (Old and Historic Districts) of the Richmond City Code for the proposal outlined below in accordance with plans and specifications accompanying this application.

DETAILED DESCRIPTION OF PROPOSED WORK (Required):

STATE HOW THE DESIGN REVIEW GUIDELINES INFORM THE DESIGN OF THE WORK

PROPOSED. (Include additional sheets of description if necessary, and 12 copies of artwork helpful in describing the project. See instruction sheet for requirements.)

Proposed to replace three windows. These three windows are rotten and non-operational. We propose to install new construction windows, to match existing windows as close as possible. Windows are non-repairable.

Signature of Owner or Authorized Agent: X [Signature]

Name of Owner or Authorized Agent (please print legibly): Wes Taylor

(Space below for staff use only)

RECEIVED
Received by Commission Secretary
DATE DEC 20 2013 2:30 APPLICATION NO. 13-04
SCHEDULED FOR 1/28/14

Note: CAR reviews all applications on a case-by-case basis.

Dear CAR representatives,

My husband and I own 3421 E. Marshall Street. We have requested that we be permitted to replace three old rotten windows with new wooden windows that best match the two paned original windows in the front of our house. The existing windows are in very poor condition with wooden mullions and sashes that are completely soft and even missing from rot to the point of the wood crumbling. I appreciate historic windows and personally have a great deal of experience repairing historical windows by removing the glass, repairing portions of wood in disrepair, reglazing and even replacing the rope sash cords typical of the period. Ideally, if the original windows were still in existence throughout 3421 E. Marshall and if they were in decent condition, restoring the original windows would be my preference, as it has been in my previous renovation projects in Church Hill. Because of my experience in historical window repair, I know that these particular three windows in question are beyond repair and are in such poor condition that they will most likely fall apart when they are removed.

I appreciate maintaining the historical integrity of the neighborhood, and I do not believe that replacing these three windows with new wooden windows will detract from the historical aesthetic of the neighborhood or the house. All of the surrounding homes have vinyl replacement windows. The previous owner 3421 E. Marshall St. already replaced many of the windows with new, modern double-paned vinyl windows with screens, including two windows at the very front of the house and facing Marshall Street, the most visible vantage point to the public. The three dilapidated windows now in question are at the rear west corner of the house, not even in an alleyway with no path or access for people to walk between the houses or next to the windows. Since they are at the rear corner of the house, they are hardly visible from the street, and they directly face the neighboring house's modern vinyl windows.

Since 3421 E. Marshall Street already has modern vinyl windows at the very front of the house, the most visible part of the house, and since the existing three windows in question are beyond repair, I do not understand why our first submission requesting vinyl windows to replace the old windows was denied at a previous CAR hearing. But since it was, I think a reasonable compromise would be to allow us to replace the windows with windows that best match the historical windows downstairs in the front of our house with two panes. Thus we would avoid an unsightly mix of different styles of windows with varying numbers of panes, especially since we have opened the floor plan downstairs and would like to have consistency, and not vastly different styles of windows within the same open room.

Please approve our request to replace the existing windows with new wooden windows that are consistent in design with the windows at the front of our house. Our permits have been held at the city over these three windows in question, delaying our renovation progress for months and costing us thousands of dollars because of the delays and fees we are now receiving from our lender each month because of the delayed progress, in addition to the lost rent. We are not a large corporation with unlimited funds or investors and this hindrance to our renovation progress is causing an extreme hardship for our family. We need to be able to move forward with our renovation immediately in order to be able to afford to continue rehabilitating this property and thereby helping to improve the neighborhood with a beautiful renovation of a previously dilapidated abandoned property. Please approve our request for the three new windows so that we can move forward without further delay. Thank you for your consideration.

Best regards,
Lindy Patterson
14377 Country Club Drive
Ashland, VA 23005
C: 804-405-0554



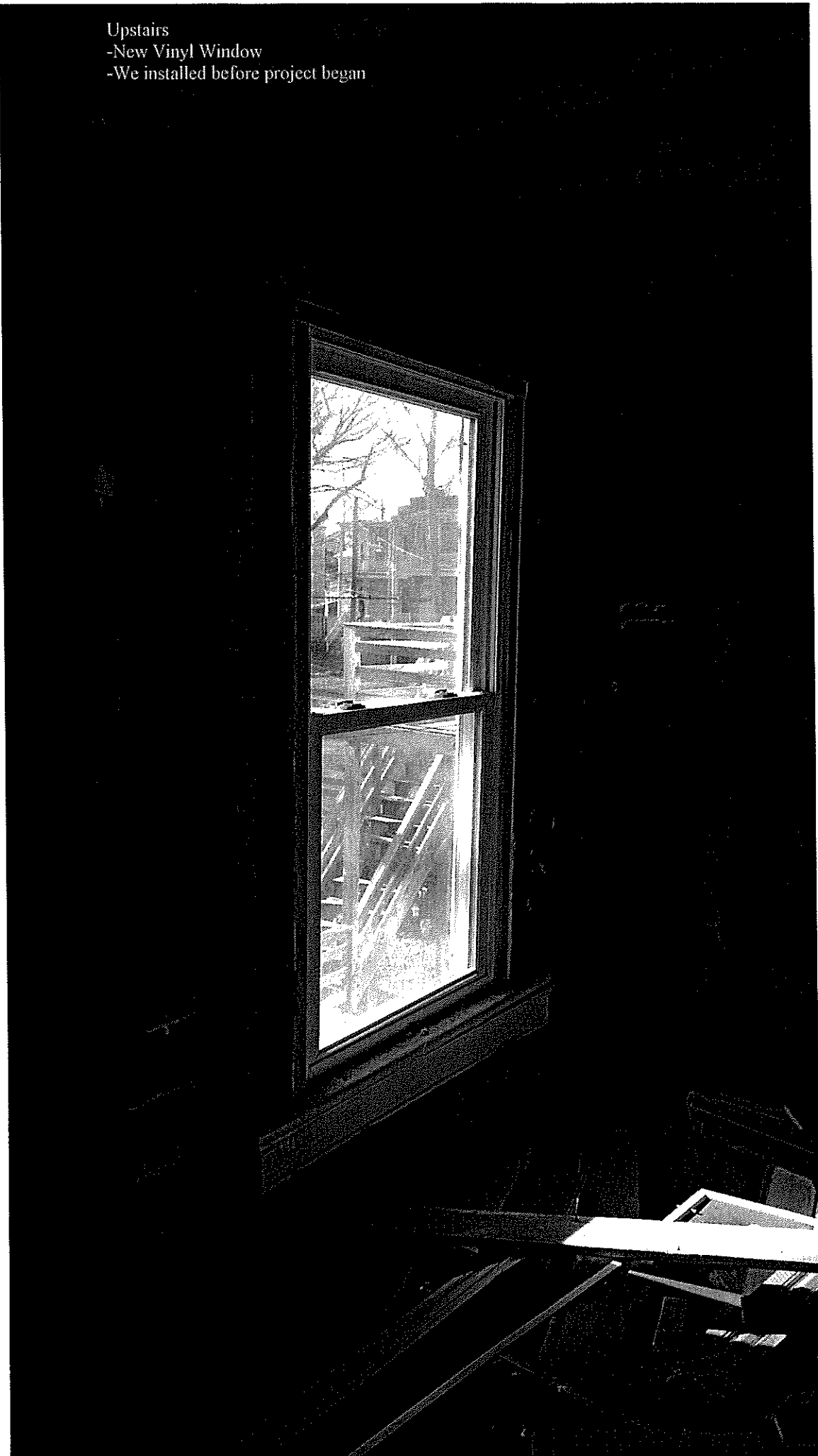
Upstairs Window
-New Vinyl Window
-Already Installed before
Project Began

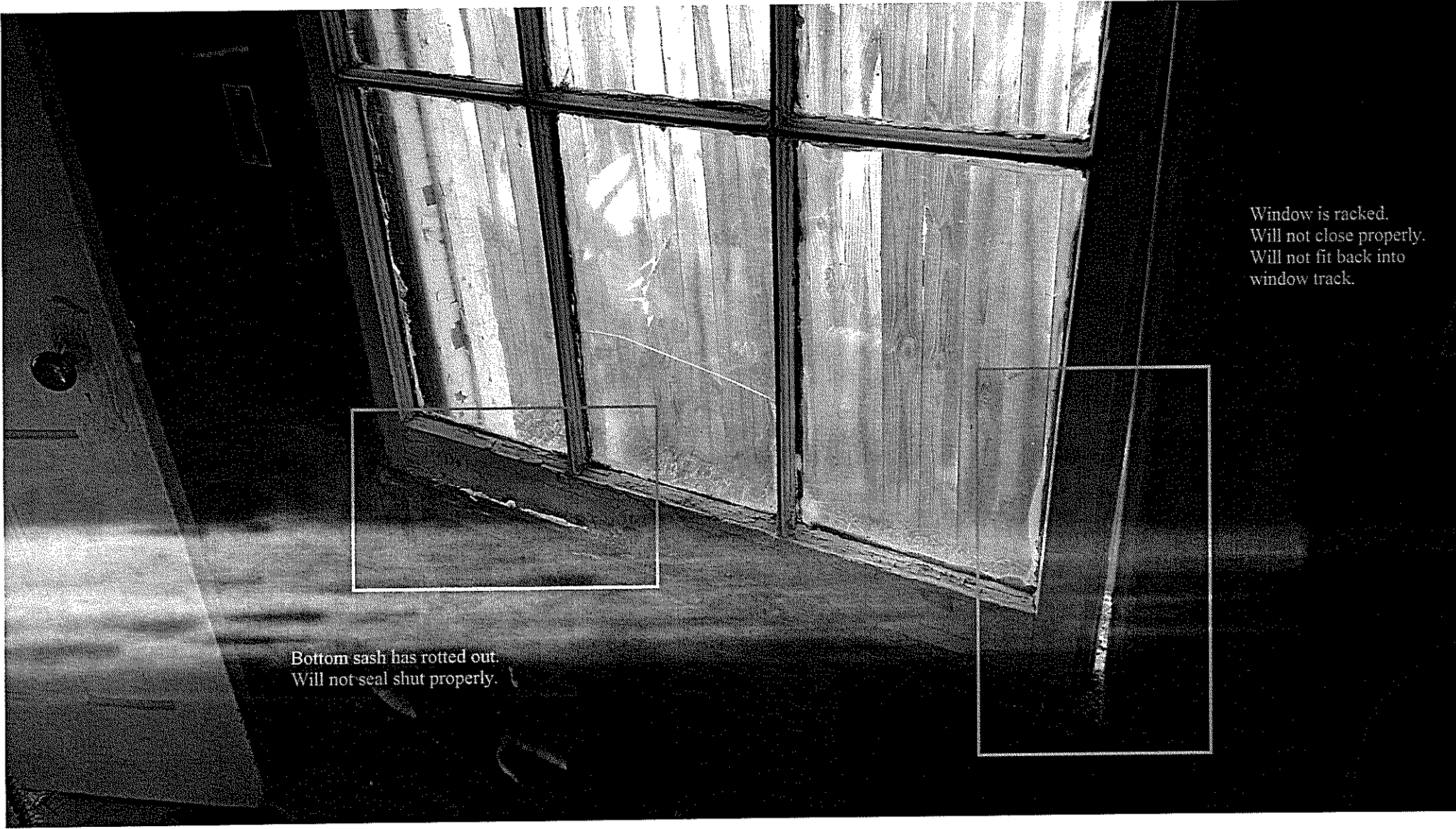




Upstairs Window Bedroom No. 2
Sill is rotten.
Top window sash is sealed to the bottom
window jamb.

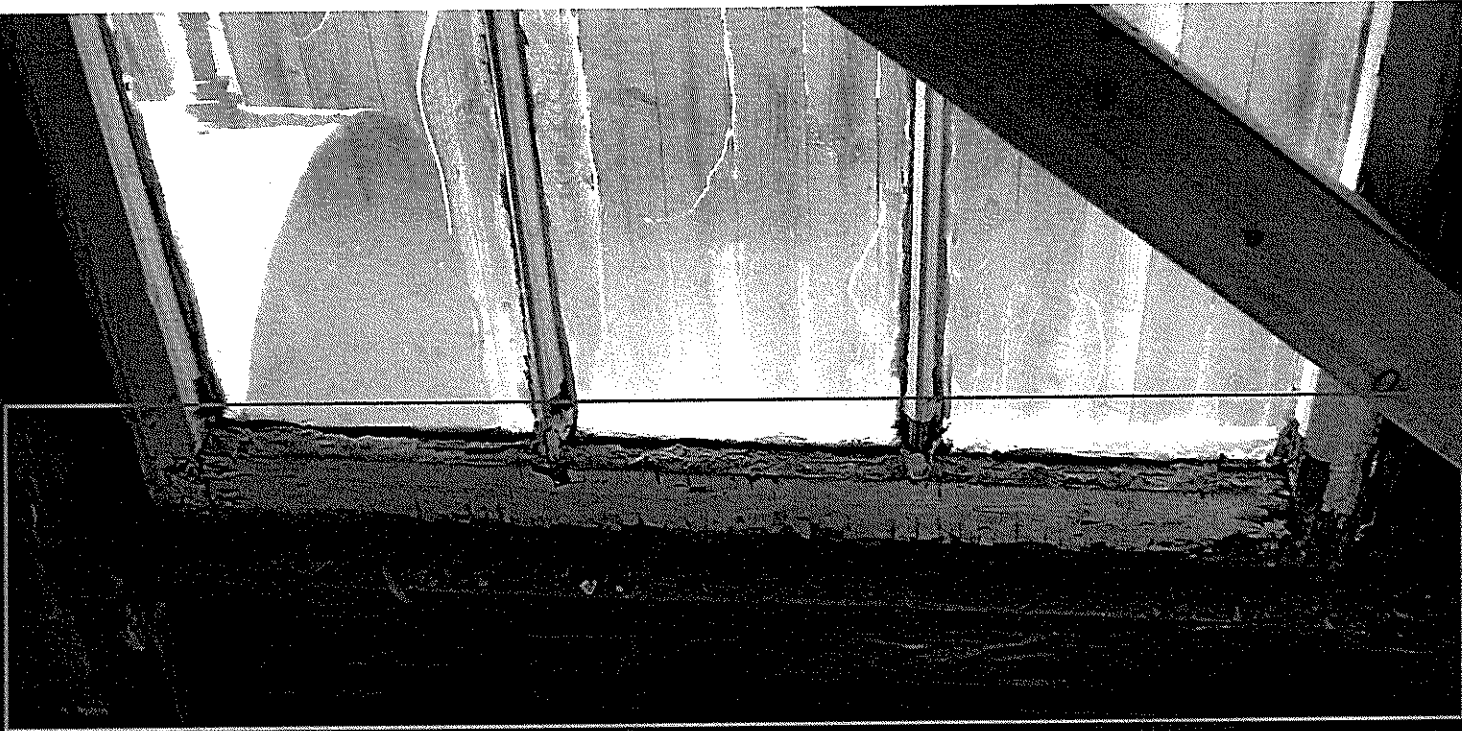
Upstairs
-New Vinyl Window
-We installed before project began





Window is racked.
Will not close properly.
Will not fit back into
window track.

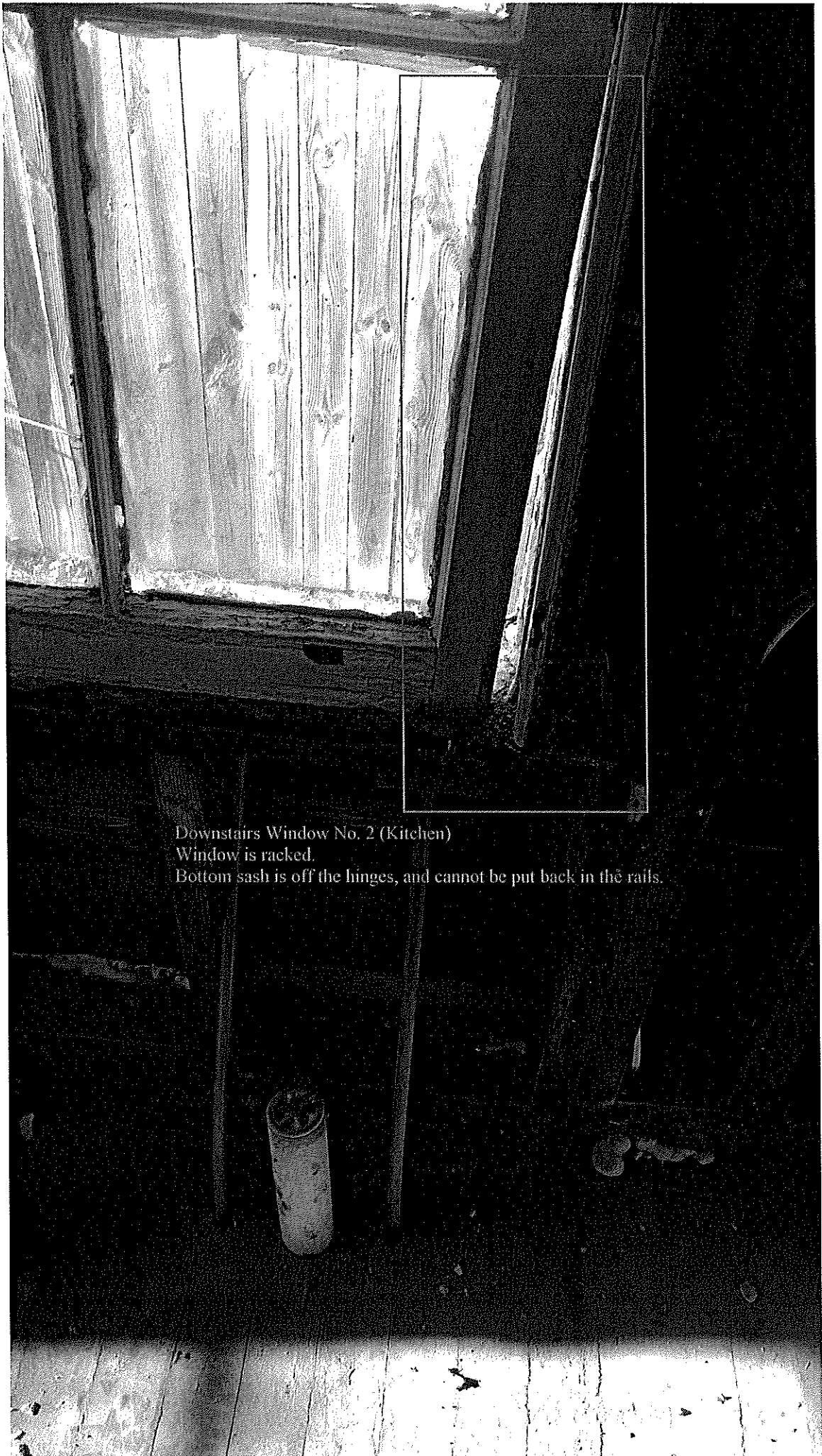
Bottom sash has rotted out.
Will not seal shut properly.



Upstairs Window Bedroom No. 1
Bottom sash of window is rotten.
Sill is rotten.
Bottom right hand corner of window is rotten as well.



Downstairs Window No. 1
Bottom Sash Rotten Beyond Repair



Downstairs Window No. 2 (Kitchen)
Window is racked.
Bottom sash is off the hinges, and cannot be put back in the rails.



Downstairs Window No. 1 (Kitchen)
Bottom Sash Rotten Beyond Repair



Rotten Window (Exterior)



Window (Exterior)



Commission of Architectural Review SUBMISSION APPLICATION

City of Richmond, Room 510 - City Hall
900 East Broad Street, Richmond, Virginia 23219
PHONE: (804) 646-6335 FAX: (804) 646-5789

12 COPIES OF SUPPORTING DOCUMENTATION ARE REQUIRED FOR PROCESSING YOUR SUBMISSION

LOCATION OF WORK: S17,5 & S19 N 29th St

DATE: 12/25/13

OWNER'S NAME: Henry & Richard Berling / Richmond Homes & Land
AND ADDRESS: 3803 Exeter Rd Richmond, VA 23221 / 3404 W Franklin St Richmond VA 23221

TEL NO.: 804-833-5953
EMAIL: McLaughlinRK@gmail.com

CITY, STATE AND ZIP CODE _____

ARCHITECT/CONTRACTOR'S NAME: McLaughlin Homes LLC
AND ADDRESS: 2902 Cove Ridge Trace

TEL. NO. 804 833 5953
EMAIL: McLaughlinRK@gmail.com

CITY, STATE AND ZIP CODE Midlothian, VA 23112

Would you like to receive your staff report via email? Yes No

REQUEST FOR CONCEPTUAL REVIEW

I hereby request Conceptual Review under the provisions of Chapter 114, Article IX, Division 4, Section 114-930.6(d) of the Richmond City Code for the proposal outlined below in accordance with materials accompanying this application. I understand that conceptual review is advisory only.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

I hereby make application for the issuance of a certificate under the provisions of Chapter 114, Article IX, Division 4 (Old and Historic Districts) of the Richmond City Code for the proposal outlined below in accordance with plans and specifications accompanying this application.

DETAILED DESCRIPTION OF PROPOSED WORK (Required):

STATE HOW THE DESIGN REVIEW GUIDELINES INFORM THE DESIGN OF THE WORK PROPOSED. (Include additional sheets of description if necessary, and 12 copies of artwork helpful in describing the project. See instruction sheet for requirements.)

New construction of (2) Attached Single Family Homes

Signature of Owner or Authorized Agent: X

Name of Owner or Authorized Agent (please print legibly): Kyle McLaughlin

(Space below for staff use only)

Received by Commission Secretary _____

APPLICATION NO. _____

DATE _____

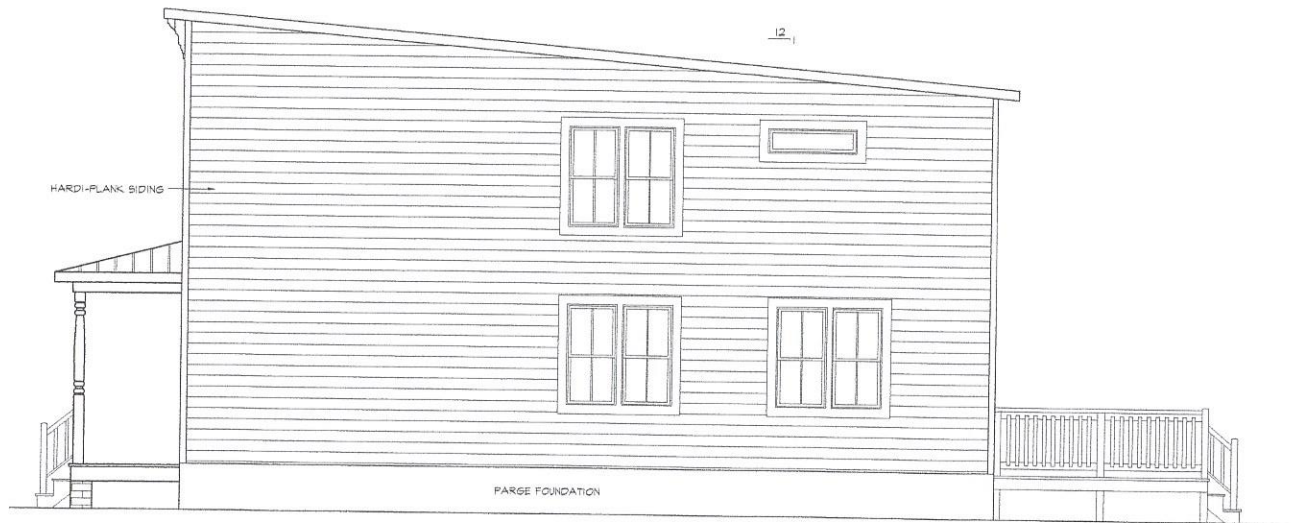
SCHEDULED FOR _____

Note: CAR reviews all applications on a case-by-case basis.



FRONT ELEVATION - UNIT 1
SCALE: 1/4" = 1'-0"

FRONT ELEVATION - UNIT 2
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION - UNIT 2
SCALE: 1/4" = 1'-0"

SHEET NO.
1 OF 2

SCALE:
1/4" = 1'-0"

DRAWN BY:
PDS

DATE:
1-3-2014

Professional
drafting
services, LLC
1414 MONTROSE AVE. 23227
RICHMOND, VA (804) 262-6646
DRAWN BY: K.B. DRILONG

517/519 N. 29TH STREET
FRONT/RIGHT SIDE ELEVATIONS

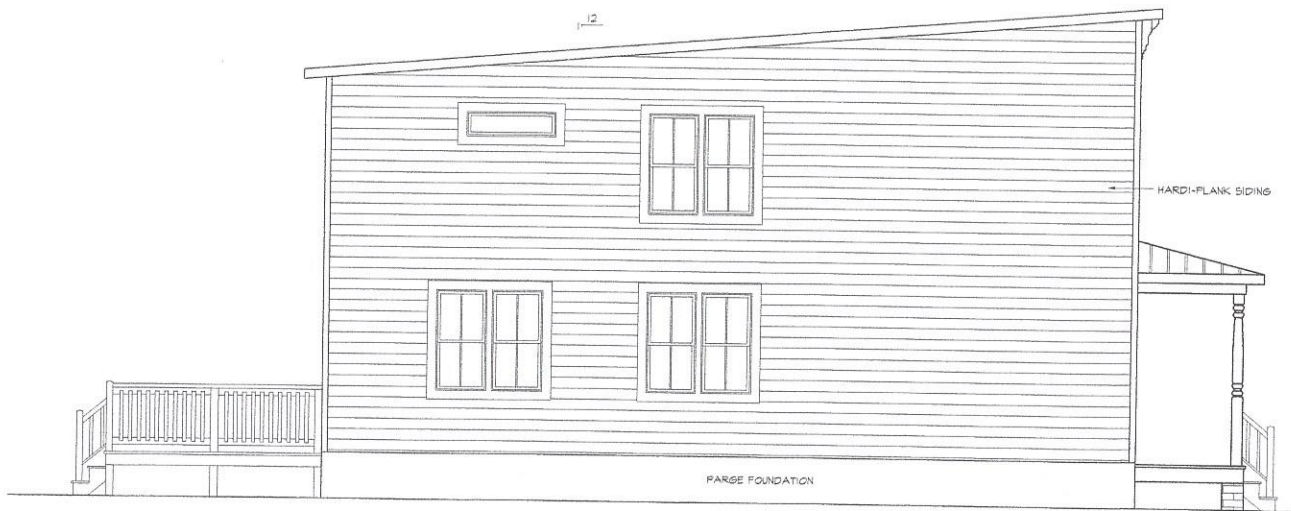
THE WINSTON

McLaughlin Homes, LLC
833-5953



REAR ELEVATION - UNIT 2
SCALE: 1/4" = 1'-0"

REAR ELEVATION - UNIT 1
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION - UNIT 1
SCALE: 1/4" = 1'-0"

SHEET NO:
2 OF 2

SCALE:
1/4" = 1'-0"

DRAWN BY:
PDS

DATE:
1-3-2014

Professional
drafting
services, LLC
1414 MONTROSE AVE. #2227
RICHMOND, VA 23227
(804) 262-5646
DRAWN BY: K.B. DALONG

517/519 N. 29TH STREET
REAR/LEFT SIDE ELEVATIONS

THE WINSTON

McLaughlin Homes, LLC
833-5953

2



517.5 and 519 N 29th St Street Builder's Specification Sheet

Site Address: 517.5 and 519 N 29th St

Finished Sq ft: 1st - 702 Sq ft
2nd - 741 Sq ft
Total - 1443 Sq ft

Unfinished Sq ft: Deck - 120 Sq ft (10x12)
Porch - 97.5 Sq ft (19.5x5)
Total - 217.5 Sq ft

Total Finished and Unfinished: 1660.5 Sq ft

EXTERIOR of HOME

Footings: According to engineer specifications

Foundation: Crawlspace – Brick Front piers and remaining to be Masonry block parged with masonry cement

Frame: Per approved plans – 2x4 wall studs 16” on center with house wrap

Front Porch: Standing seam metal roof
Size: 19.5 x 5 covered front with wooden Richmond Rails painted white with matte finish
6” Fiberglass or Wood painted columns
Ceiling – Non-vented Hardie soffit
Wood board decking

Deck: 10x12 Treated Lumber per code

Roof: Type: Rubber Membrane Roof

Siding: James Hardie 7” Exposure Color Plus Cement Siding with ColorPlus Technology and smooth in texture. Buyer to select from CAR list.

Facial: White PVC or Hardie

Soffit: White Vented PVC or Hardie

Windows: Brand: MW
Type: Jefferson 300 Series with simulated divided lite – Vinyl sash
Double Hung Energy Star

Doors: Front: Thermatru Fiberglass Staingrade 3/0 6 Panel Door
Ream: 15 Lite Fiberglass door (double 2/8)

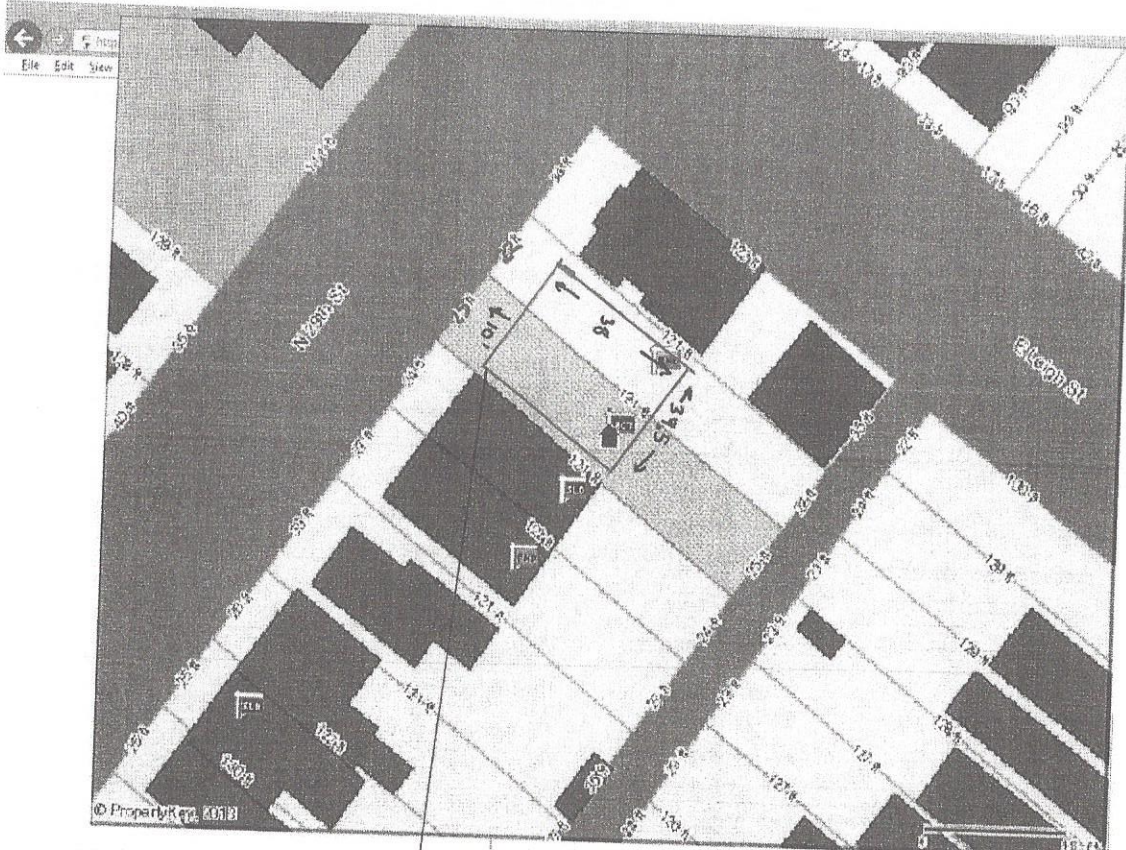
Ext. Trim: Windows trimmed in 1x4 PVC or similar
Doors trimmed in 1x4 PVC or similar

Landscape: Seed and straw entire lot

Sidewalk: Concrete from stairs to city sidewalk

Water Utility: Public Water

Sewer Utility: Public Sewer



Central Virginia Regional M... 519 n 25th st Richmond - Goog...

logged in as: 62457 | logout

new search | help

Property Tax

- Small Map
- Large Map
- Appraiser Report

Parcel/Property Type

Custom Map Layers

select map area

Measure

pan map

Identify

save map: S | R | L | X

Owner Name

Map

Property Value

Sales

Building Information

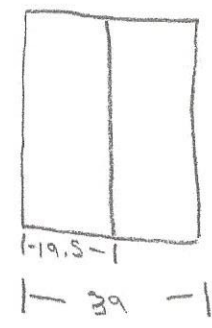
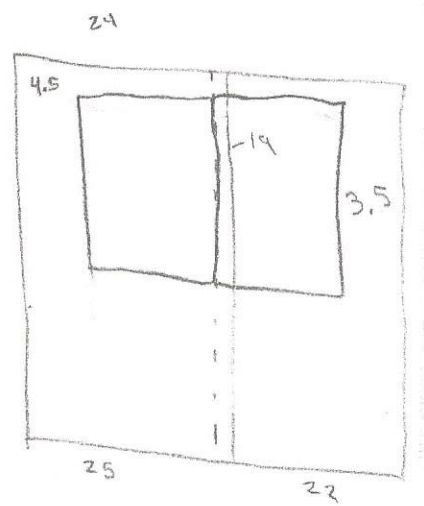
Flood Zone Info

enable sidebar scrolling

	2010 Final	2011 Final	2012 Final	2013 Final	2014 Prelim
Building Value:	\$0	\$0	\$0	\$0	\$0
Land Value:	\$48,000	\$25,000	\$25,000	\$25,000	\$40,000
Extra Feature Value:	- n/a -	- n/a -	- n/a -	- n/a -	- n/a -
Total Assessed Value:	\$48,000	\$25,000	\$25,000	\$25,000	\$40,000
Percent Change:	- n/a -	-47.92%	0%	0%	60%
Taxable Value:	\$48,000	\$25,000	\$25,000	\$25,000	\$40,000
Millage Rate:	01.2900	01.2000	01.2000	01.2000	- n/a -
Total Tax Amount:	\$576.00	\$300.00	\$300.00	\$300.00	\$480.00

SALES INFORMATION

Front yard set back to match average of homes to the left & right.





Commission of Architectural Review SUBMISSION APPLICATION

City of Richmond, Room 510 – City Hall
900 East Broad Street, Richmond, Virginia 23219
PHONE: (804) 646-6335 FAX: (804) 646-5789

12 COPIES OF SUPPORTING DOCUMENTATION ARE REQUIRED FOR PROCESSING YOUR SUBMISSION

LOCATION OF WORK: 914 N. 25th Street DATE: 11/26/13

OWNER'S NAME: Unlimited Renovations LLC TEL NO.: 804-399-7495

AND ADDRESS: 615 Albemarle St. EMAIL: bryantaylor@verizon.net

CITY, STATE AND ZIPCODE Richmond, VA 23220

ARCHITECT/CONTRACTOR'S NAME: Unlimited Renovations TEL. NO. 804-399-7495

AND ADDRESS: 615 Albemarle Street EMAIL: bryantaylor@verizon.net

CITY, STATE AND ZIPCODE Richmond, VA. 23220

Would you like to receive your staff report via email? Yes No

REQUEST FOR CONCEPTUAL REVIEW

I hereby request Conceptual Review under the provisions of Chapter 114, Article IX, Division 4, Section 114-930.6(d) of the Richmond City Code for the proposal outlined below in accordance with materials accompanying this application. I understand that conceptual review is advisory only.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

I hereby make application for the issuance of a certificate under the provisions of Chapter 114, Article IX, Division 4 (Old and Historic Districts) of the Richmond City Code for the proposal outlined below in accordance with plans and specifications accompanying this application.

DETAILED DESCRIPTION OF PROPOSED WORK (Required):
STATE HOW THE DESIGN REVIEW GUIDELINES INFORM THE DESIGN OF THE WORK PROPOSED. (Include additional sheets of description if necessary, and **12 copies** of artwork helpful in describing the project. See instruction sheet for requirements.)

Signature of Owner or Authorized Agent: X 
Name of Owner or Authorized Agent (please print legibly): BRYAN C. TAYLOR

(Space below for staff use only)

Received by Commission Secretary _____ APPLICATION NO. 14-06
DATE 1/21/14 _____ SCHEDULED FOR 1/28/14

Note: CAR reviews all applications on a case-by-case basis.



615 Albemarle Street Richmond, VA 23220 Ph 804.780.2628 Fax 804.780.0038

12/19/2013

Bryan C. Traylor
Unlimited Renovations
Contractor #2705081745A

Description of Proposed Work 914 N 25 Street

This is a DHR historic tax credit project

Exterior renovation to include repair and replace of damaged exterior elements with like kind as needed. Replacement of windows (1 over 1). Install rear dog-eared fence (rear) and (2) poured concrete retaining wall (front). Install new front door. Construct 1 story rear addition. Paint all existing siding and window/trim/cornice line.

Front façade/porch exterior renovation:

Front façade will remain. All damaged material will be replaced with like kind.

Front porch handrail/columns/balusters to be replaced with like kind.

Handrail down concrete stairs to be 2" black round metal with appropriate vertical supports. This handrail will be on both sides of the stairs and will run from front porch to sidewalk with appropriate code related height and returns by sidewalk. Handrail will terminate into ½ columns as existing.

Front Door: To be wooden 4 panel with 12" 2 light transom above.

Front door hardware to be black single knob with black deadbolt.

Mailbox to be black and will be attached to home

Guttering on front porch to be white ½ round with 3" white round downspouts.

Piers front porch to remain.

New recessed parged wall to be constructed behind existing piers.

Concrete wall- 2 new landscaping walls to be constructed on the top 3rd and bottom 3rd of front yard.

Windows:

All windows to be replaced with Jeldwin aluminum clad windows 1 over 1. These windows will replicate the look and feel as exhibited in the neighboring houses. Windows to be white. Existing window trim to remain intact.

Addition windows to be same make and model with brick molding which will differentiate old from new construction.

Fencing:

To be 6'x8' pressure treated dog eared fencing and will run around the entire rear of the property. A 3' side gate will be located on the south side of the property by separation of new addition and existing home. Fence to remain natural with black hardware.



615 Albemarle Street Richmond, VA 23220 Ph 804.780.2628 Fax 804.780.0038

Description of Proposed Work 914 N 25 Street

Addition:

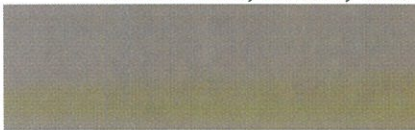
New single story addition will be clad in 6' exposure wood siding. The rear addition will have limited visibility from the public right of way due to the rear elevation and the installation of the 6' dog-eared fence. Addition will be clad with wood siding with 6" exposure. Rear door to home will be 1/2 light. Door to Rear storage area will be 4 panel fiberglass.

Painting: Exterior of home to be painted.

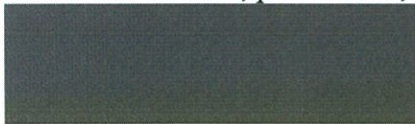
- Siding of existing home and addition to be painted Crisp Khaki 234 (Ben Moore)



- House trim, Fascia, soffit, rake to be Revolutionary Storm CW-155 (Ben Moore)



- Front door, porch floor, concrete steps, piers to be Nightfall 1596 (Benjamin Moore)



- Ceiling of front porch to be Tear Drop Blue 2053-60 (Ben Moore)



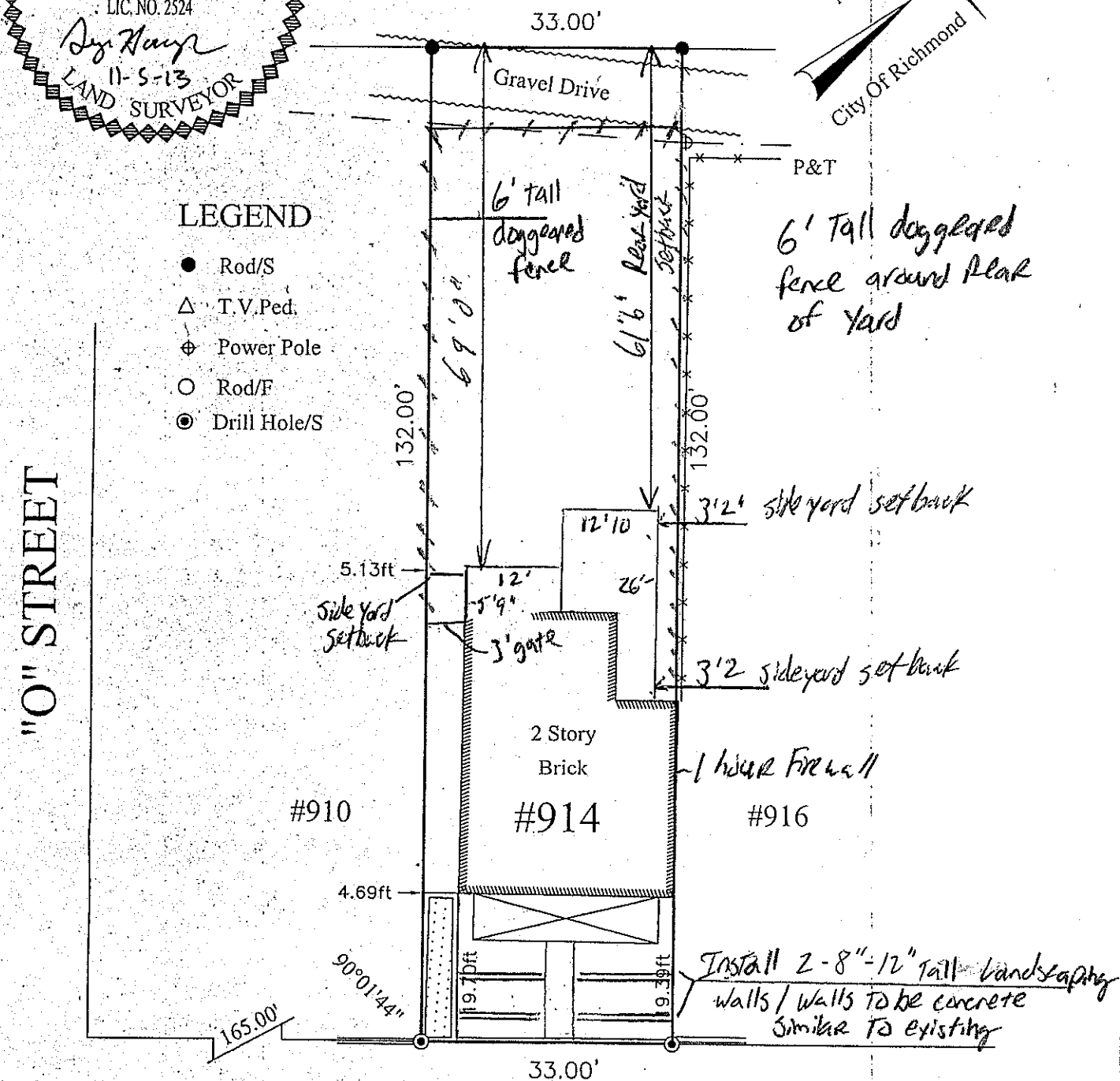
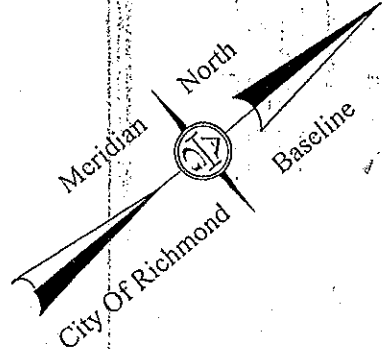
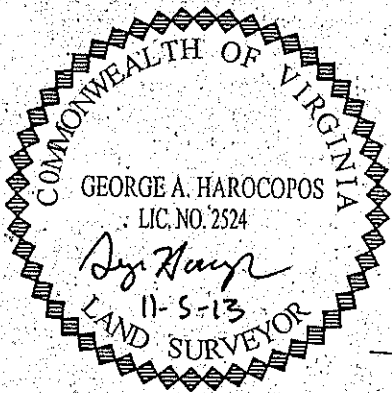
- Front porch, windows, window trim, columns, porch handrail/balusters White to match windows
- Concrete walls (under porch) existing (front retaining wall) and proposed (2 walls in front yard) to be left natural.

Lighting: Front porch to have one coach light mounted to wall. This fixture will be black and in proportion.

This is to certify that on 11/5/13
 I made an accurate field survey of the known premises shown hereon; that all improvements known or visible are shown hereon; that there are no encroachments by improvements either from adjoining premises, or from subject premises upon adjoining premises, other than shown hereon.

NOTE: THIS LOT APPEARS TO BE IN FEMA FLOOD ZONE X AS SHOWN ON HUD COMMUNITY PANEL NUMBERS 5101290041D

NOTE: This survey has been prepared without the benefit of a title report and does not therefore necessarily indicate all encumbrances on the property.



- LEGEND**
- Rod/S
 - △ T.V.Ped.
 - ⊕ Power Pole
 - Rod/F
 - ⊙ Drill Hole/S

6' Tall dogeared fence around Rear of Yard

3 1/2' side yard setback

3 1/2' side yard setback

1 hour Fire wall

Install 2-8"-12" tall landscaping walls / walls to be concrete similar to existing

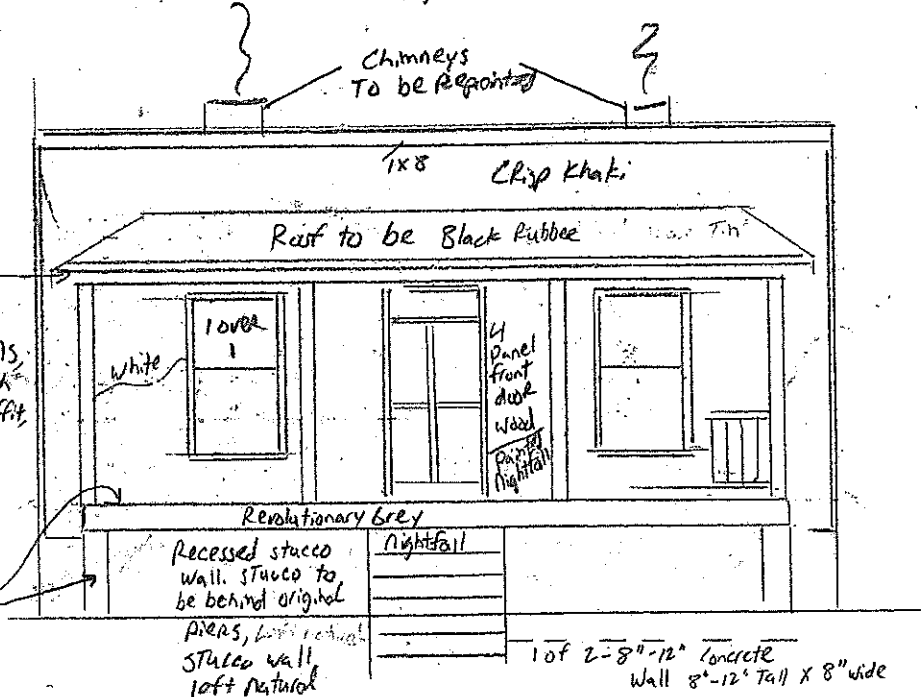
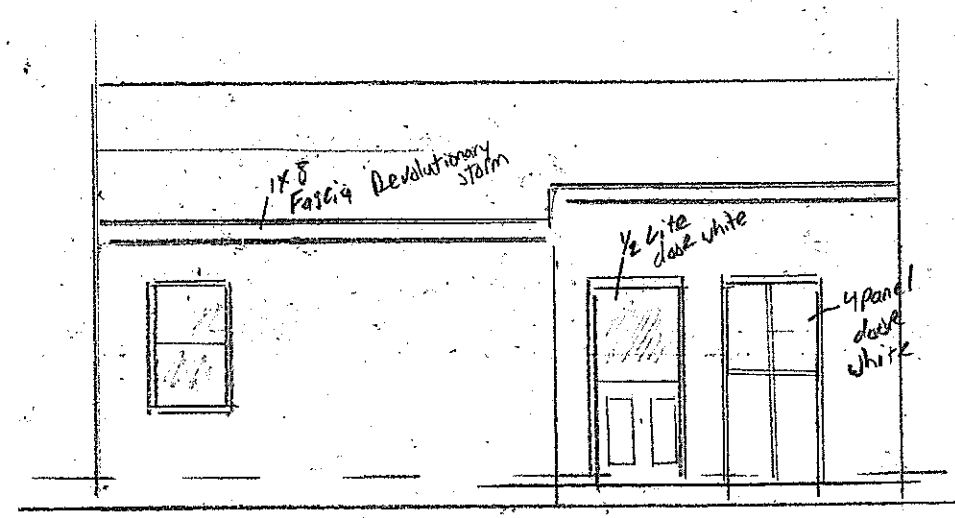
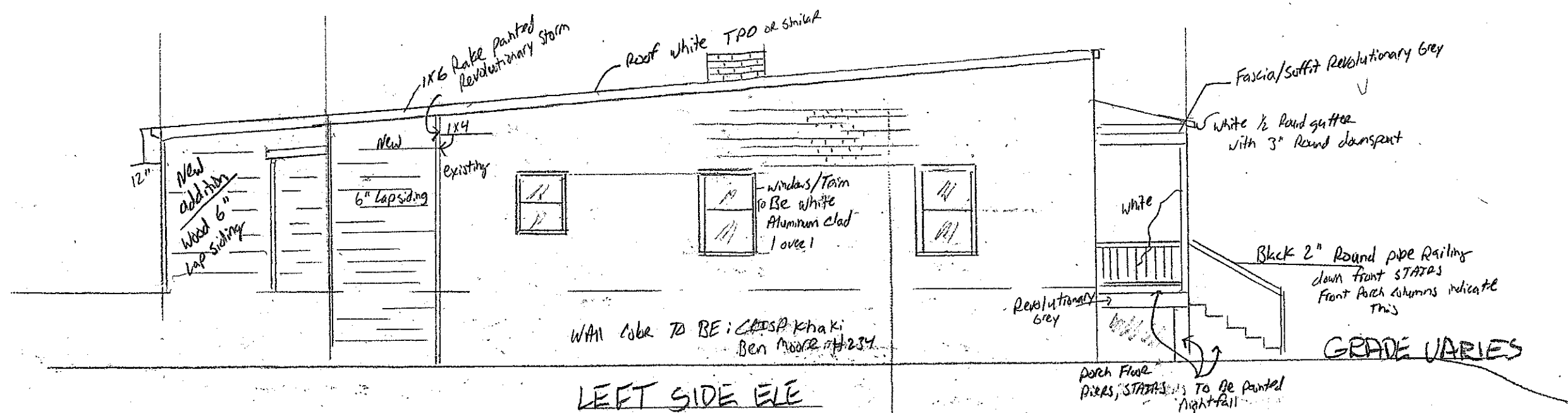
N. 25th STREET

SURVEY OF
 LOT AND IMPROVEMENTS THEREON LOCATED AT
#914 N.25th STREET
 RICHMOND, VIRGINIA

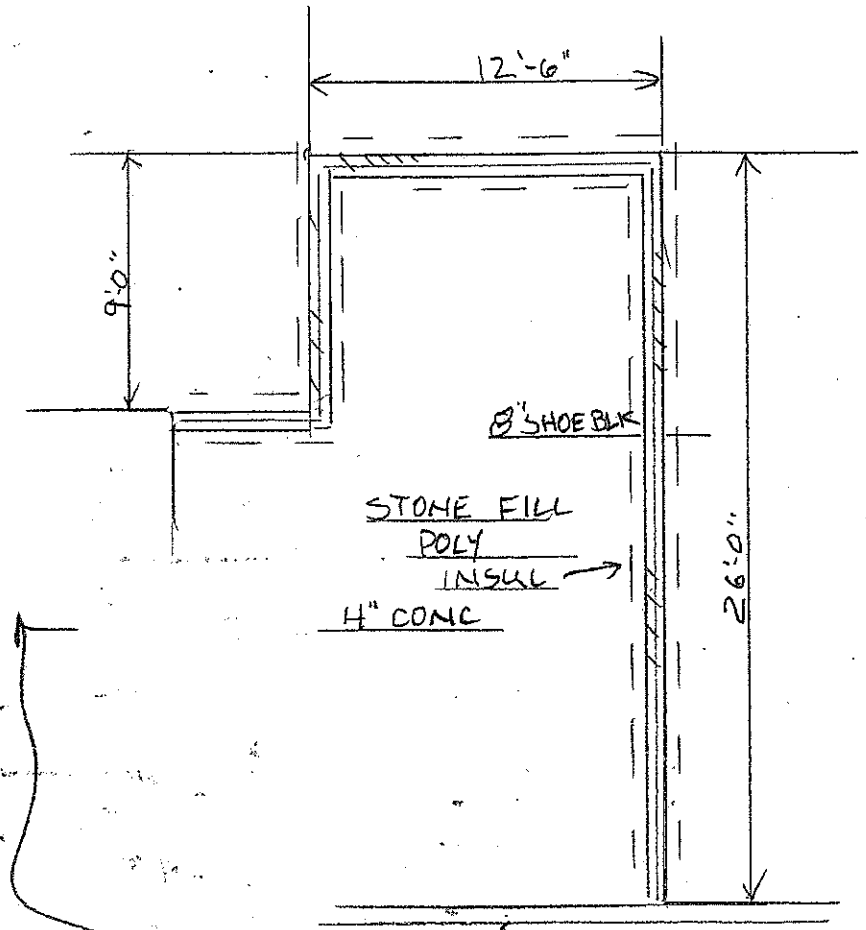
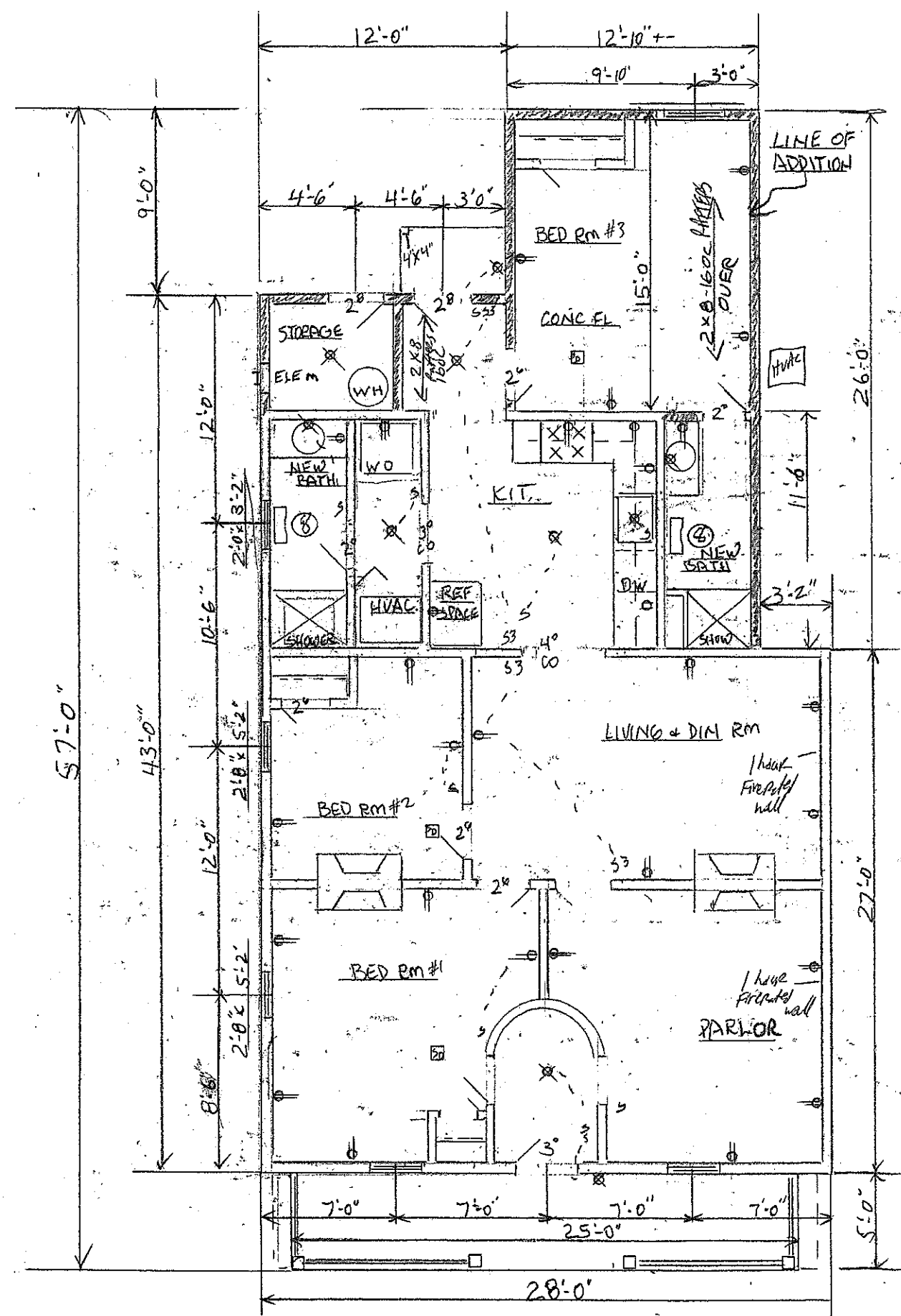
JN 43531

A. G. HAROCOPOS & ASSOCIATES, P.C. CERTIFIED LAND SURVEYOR AND CONSULTANT	
4920 E. MILLRIDGE PKWY. SUITE 200 MIDLOTHIAN VA. 23112 Office 804 744 2630 FAX 804 744 2632 E-MAIL AGHAROCOPOS@VERIZON.NET	
Scale <u>1"=20'</u>	Date <u>11/5/13</u> Drawn by <u>GAH</u>

NOTE: PLAT PREPARED FOR THE EXCLUSIVE USE OF THE CONVEYANCE TO Unlimited Renovations



914 NO 25th ST
 1/4" = 1'-0"
 UNLIMITED RENOVATIONS LLC
 #2



EXISTING
 FOUNDATION PLAN
 OF ADDITION

- NOTE
- #1 RENOVATION OF EXISTING HOUSE 780 SF
 - #2 REPAIR & REPLACE FRNT PORCH
 - #3 ADDITION OF BEDRM & BATH 240 SF

914 NO. 25 TH ST		
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY: T
DATE: 11-13		REVISED:
UNLIMITED REMOVATIONS LLC		
DRAWING NUMBER		#1



Commission of Architectural Review SUBMISSION APPLICATION

City of Richmond, Room 510 – City Hall
900 East Broad Street, Richmond, Virginia 23219
PHONE: (804) 646-6335 FAX: (804) 646-5789

12 COPIES OF SUPPORTING DOCUMENTATION ARE REQUIRED FOR PROCESSING YOUR SUBMISSION

LOCATION OF WORK: 15 North Boulevard DATE: 1/2/14

OWNER'S NAME: Henry and Rose Estes TEL NO.: 757-896-5934

AND ADDRESS: 15 North Boulevard EMAIL: Webb.estes@gmail.com

CITY, STATE AND ZIPCODE Richmond, VA 23220

ARCHITECT/CONTRACTOR'S NAME: S.R. Majewski Construction TEL. NO. 804-858-3265

AND ADDRESS: P.O. Box 1185 EMAIL: SRMAJEWski@aol.com

CITY, STATE AND ZIPCODE Midlothian, VA 23113

Would you like to receive your staff report via email? Yes No

REQUEST FOR CONCEPTUAL REVIEW

I hereby request Conceptual Review under the provisions of Chapter 114, Article IX, Division 4, Section 114-930.6(d) of the Richmond City Code for the proposal outlined below in accordance with materials accompanying this application. I understand that conceptual review is advisory only.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

I hereby make application for the issuance of a certificate under the provisions of Chapter 114, Article IX, Division 4 (Old and Historic Districts) of the Richmond City Code for the proposal outlined below in accordance with plans and specifications accompanying this application.

DETAILED DESCRIPTION OF PROPOSED WORK (Required):

STATE HOW THE DESIGN REVIEW GUIDELINES INFORM THE DESIGN OF THE WORK

PROPOSED. (Include additional sheets of description if necessary, and 12 copies of artwork helpful in describing the project. See instruction sheet for requirements.)

See attached letter

- ① Enclose an existing rear secondary porch.
- ② Construct a 24'x22' roof deck with a 6'x6' spiral stairway covered enclosed entrance.

Signature of Owner or Authorized Agent: X 

Name of Owner or Authorized Agent (please print legibly): _____

(Space below for staff use only)

Received by Commission Secretary

APPLICATION NO. 14-07

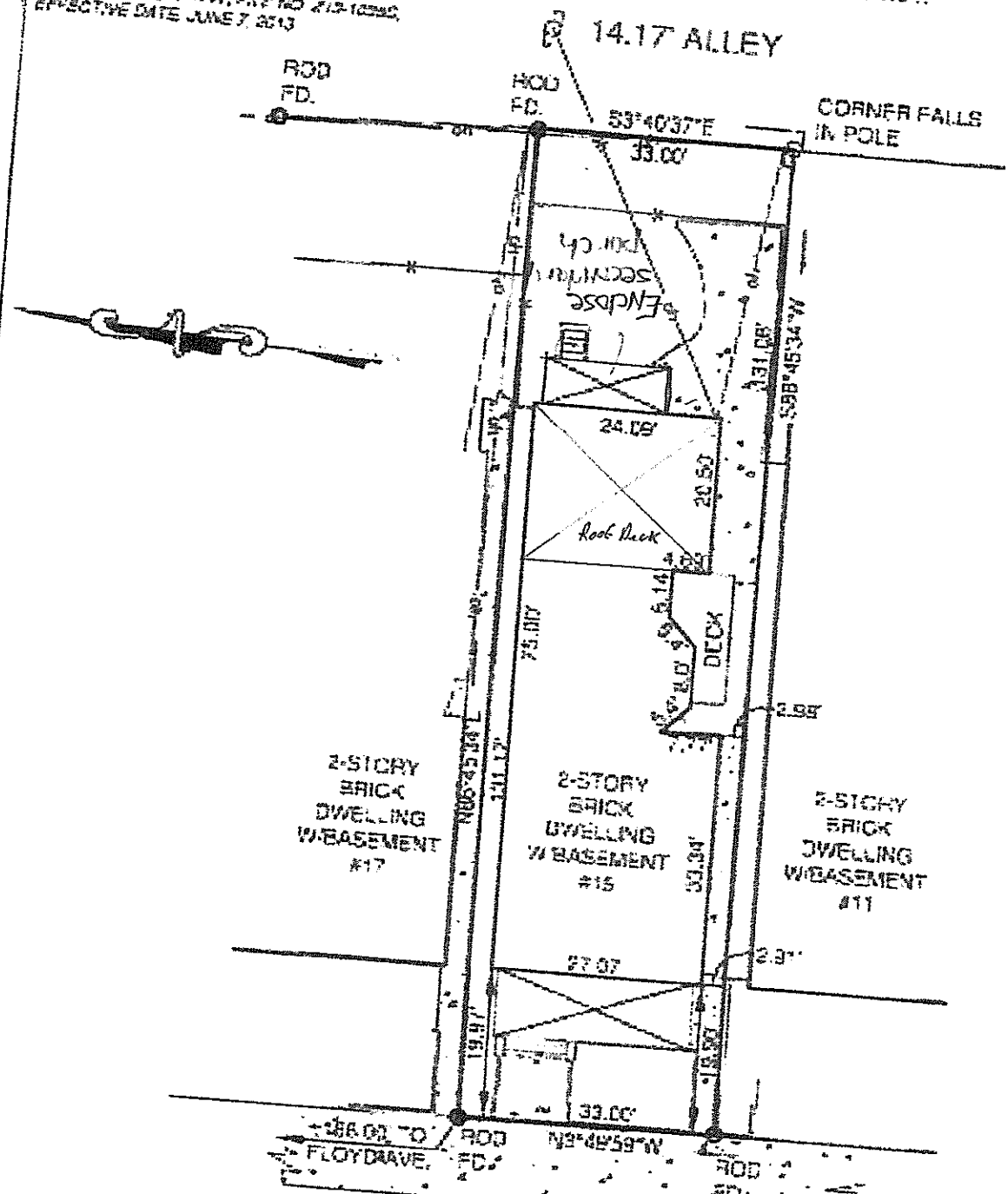
DATE 1/2/14

SCHEDULED FOR 1/28/14

Note: CAR reviews all applications on a case-by-case basis.

FILE REPORT FROM CHICAGO TITLE INSURANCE COMPANY, F.P. NO. 712-10240, EFFECTIVE DATE JUNE 7, 2013


ALL FEATURES THAT AN ENVIRONMENTAL ASSESSMENT MIGHT IDENTIFY.



THIS IS TO CERTIFY THAT I MADE AN ACCURATE FIELD SURVEY ON JUNE 24, 2013. ALL VISIBLE IMPROVEMENTS ARE AS SHOWN HEREON AND THAT THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN SHOWN.

N. BOULEVARD
(VARIABLE WIDTH R/W)

PLAT
SHOWING
PHYSICAL IMPROVEMENTS OF
#15 NORTH BOULEVARD
FOR
HENRY ESTES
ROSE ESTES
CITY OF RICHMOND VIRGINIA
DATE: JUNE 25, 2013


 COMMONWEALTH OF VIRGINIA
 CHARLES C. TOWNES, I
 Lic. No. 2803
 6/25/2013
 LAND SURVEYOR

GRAPHIC SCALE



SCALE: 1"=20'
2453 Boulevard
Colonial Heights, VA 23050



January 2, 2014

Commission of Architectural Review
City of Richmond, Room 510 – City Hall
900 East Broad Street, Richmond, VA 23219

RE: 15 North Boulevard

To whom it may concern:

We have attached our application for the issuance of a certificate of appropriateness for work to be done in the Old and Historic District for the property owners, Henry and Rose Estes.

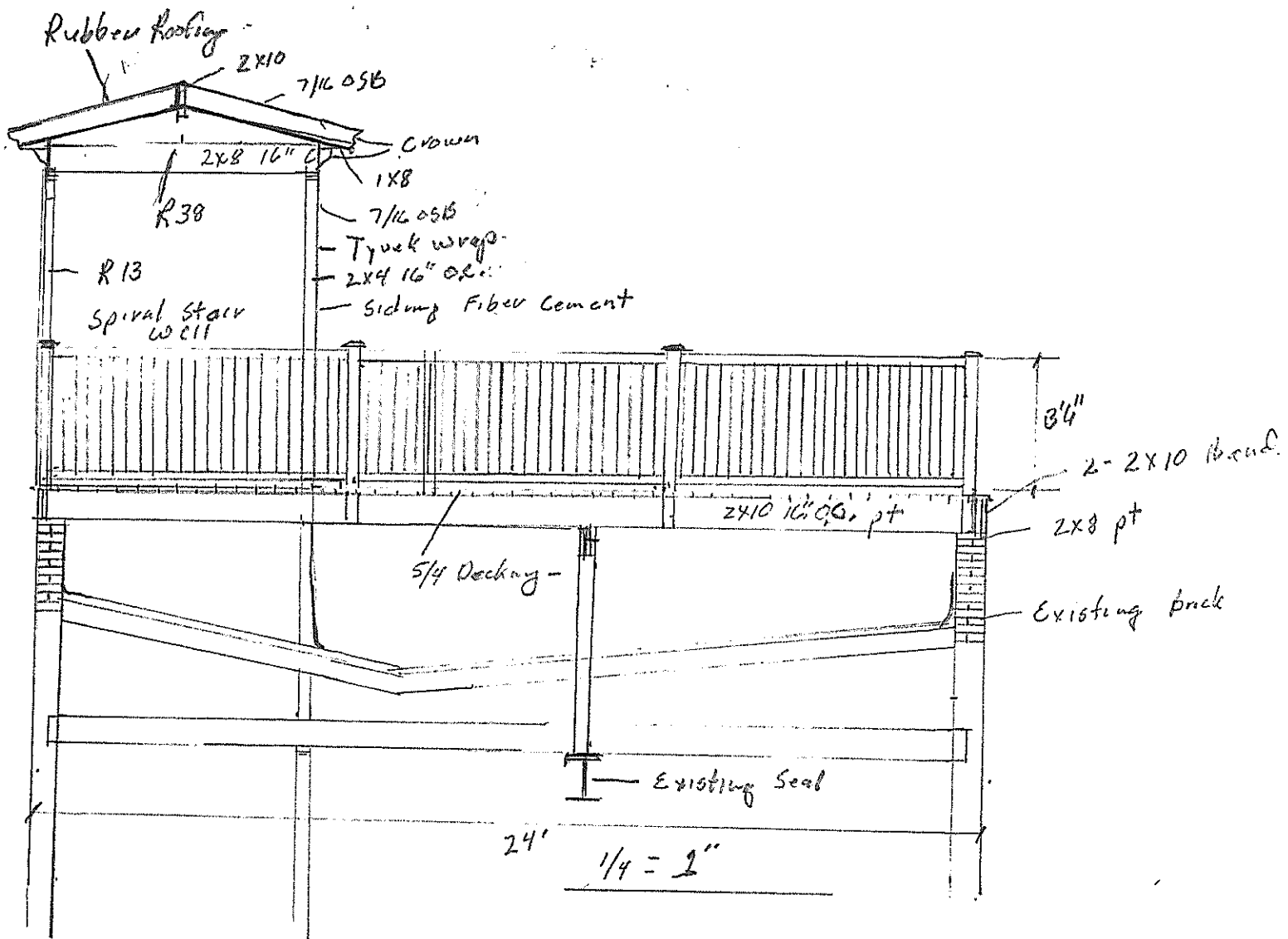
We propose to enclose an existing rear secondary porch per plans. We will need to elevate existing porch and repair damaged brick piers. We will reuse existing brick and new mortar to match. The existing porch roof, trim and columns to remain the same, and will not be changed. We will remove existing vinyl rails on secondary porch. We will replace any rotten floor joist on porches. We will enclose rear of porch using (4) 2'8" X 4'6" M&W double hung sash wood windows. We have the attached window literature. We will install beaded wood pine painted paneling underneath windows and on both sides of porch. We will repair the soffit on rear porch with wood trim to match. Windows, paneling and soffit will be painted using Duron Exterior Preservation Palette - Classical White #2829.

Secondly, we propose to construct a 24' X 22' roof deck with a 6' X 6' spiral stairway covered enclosed entrance per plans. Deck to be built using pressure treated #1 decking. Handrails to be wood (fir) using a Richmond Rail Design – 1" X 2" pickets spaced 4 1/2" on center with narrow edge facing out, 3" X 1 1/4" sloped and beaded top rail, 3" X 1 3/4" beaded bottom rail all painted white. Stairway entrance to have a rubber roof, but should not be visible from front or alley. Stairway entrance to have fiber cement smooth surface siding painted white. Handrails and siding will be painted using Duron - Classical White #2829.

We have attached a plot plan of 15 North Boulevard. We have enclosed pictures of rear of house. Also, we have pictures of 19 North Boulevard, two properties down that had a roof deck and porch enclosed in 2002. Thank you for your consideration.

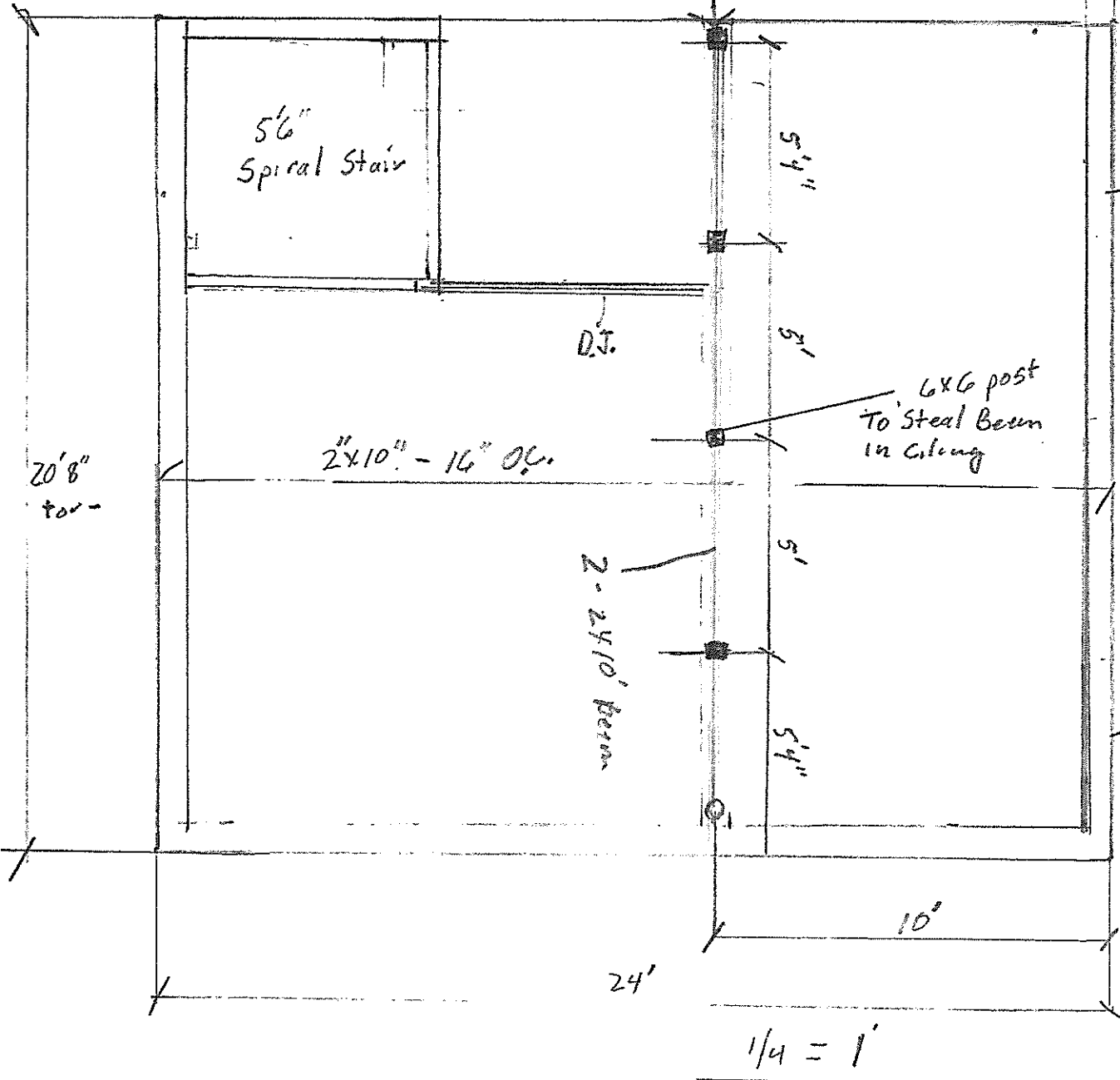
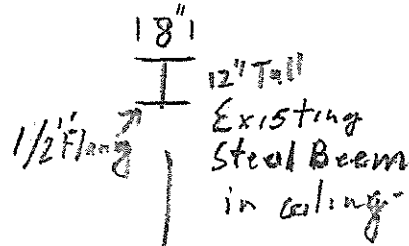
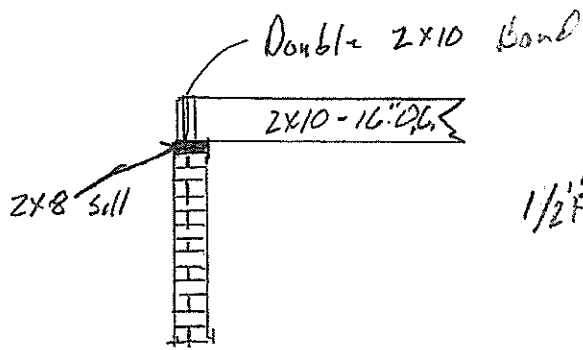
Sincerely,

Steve Majewski



Roof Deck
15 North Boulevard.

Front of house



2x8
plate
on top
wall
with
double
2x10
band.

8" outside
brick
wall

Back of House

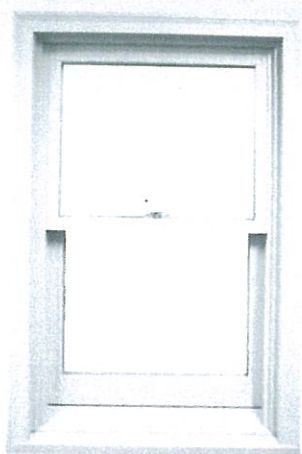




PARKING
LEVELARD
PARKING ONLY
33.5757

Ply Gem Windows A whole new point of view

Home > Products > New Construction Windows & Doors > Double Hung



Builder Series - Wood

< BACK

100 Double Hung Window

BUILDER SERIES 100 double hung wood windows are available in singles, twins, combinations, 30° and 45° angle bays, side lites, stationaries and a wide selection of architectural shapes. They feature exterior components and brick mould treated with water-repellent preservative. Double hung units come with our standard tilting sash system.



Find a Professional

< > Product images [+ Click to enlarge

1 Exterior Color(s) Available



2 Interior Color(s) Available



Energy Tax Credit Information

Building choice into every view.

1500VinylCollection.com >>



The Designed Exterior

- Case Studies
- New Construction
- Applications
- Multi Family Design
- Multi

Ply Gem

- About Ply Gem
- Newsroom
- Our Products
- Careers
- Investor Relations
- Sustainability
- Ply Gem in the Community

International

- Follow us
- Facebook
- Twitter
- Ply Gem on YouTube

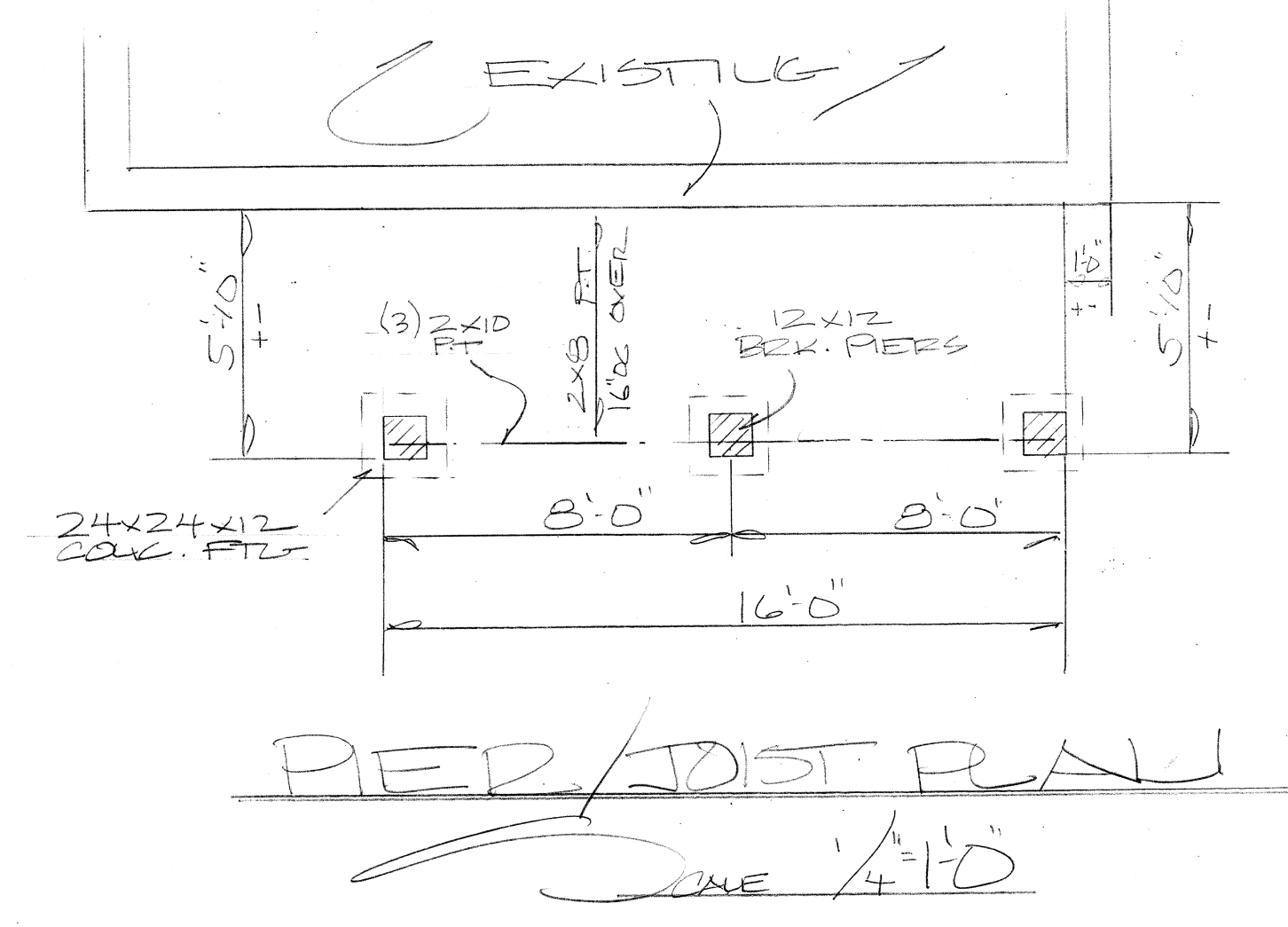
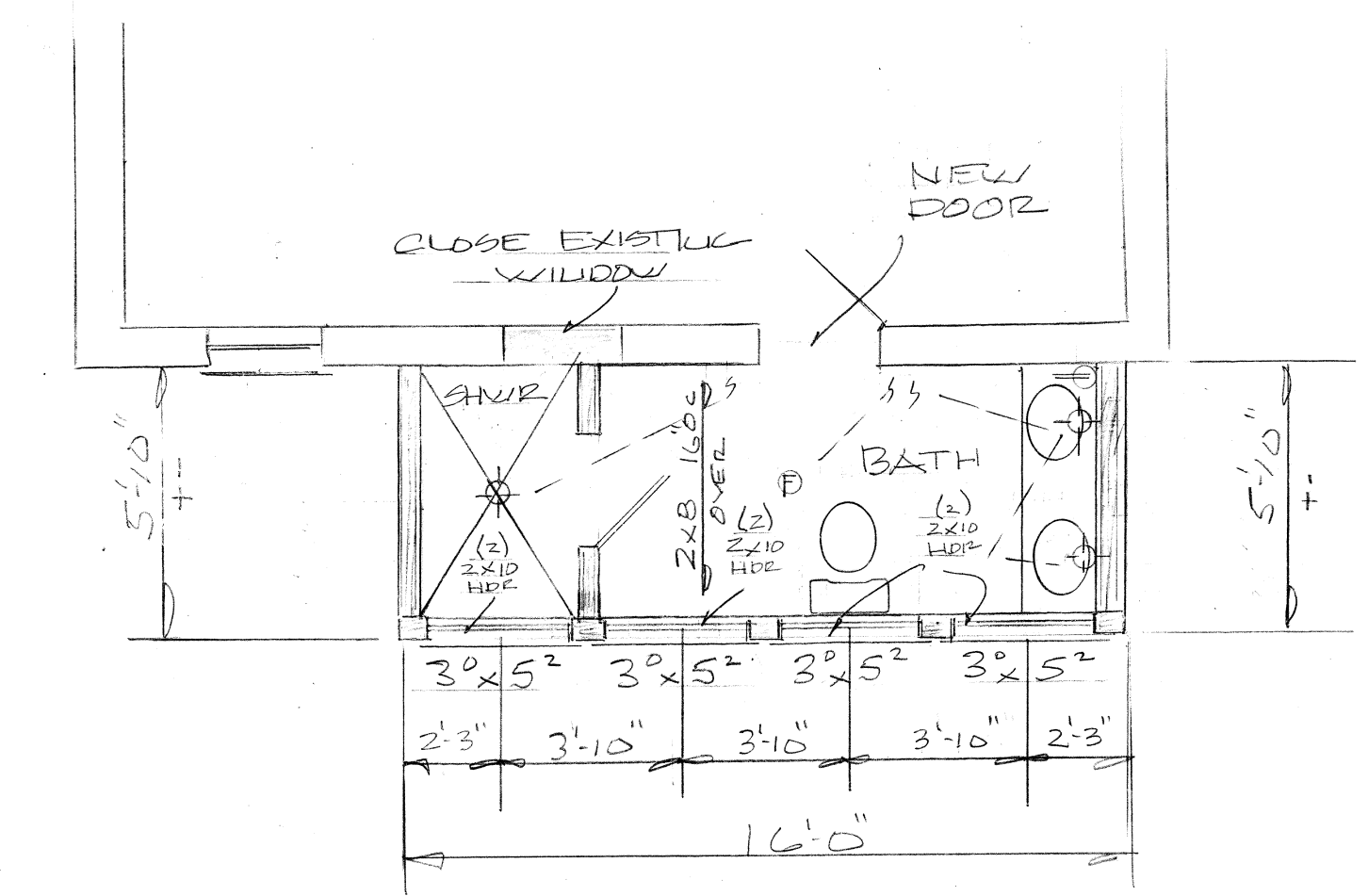
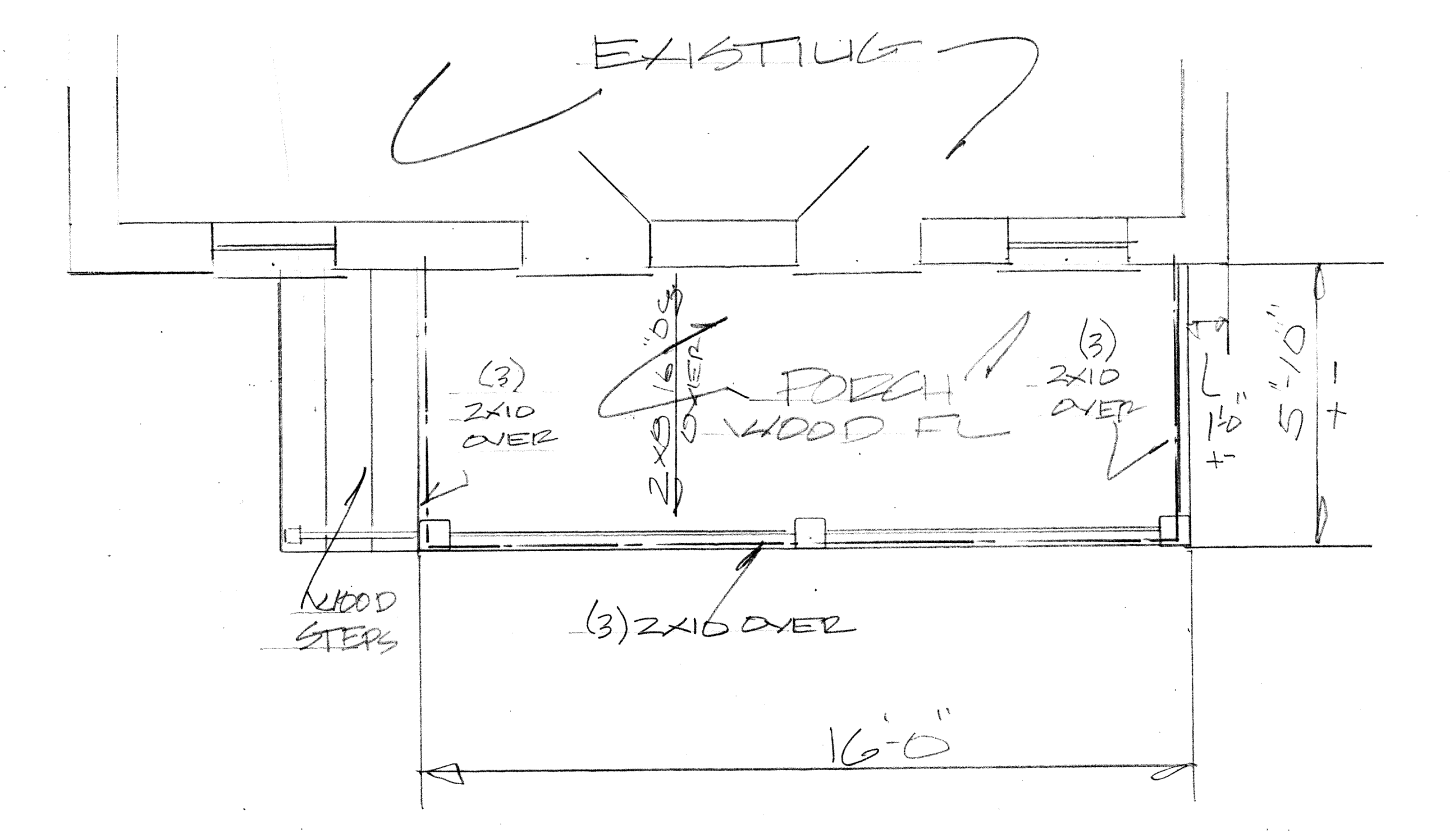
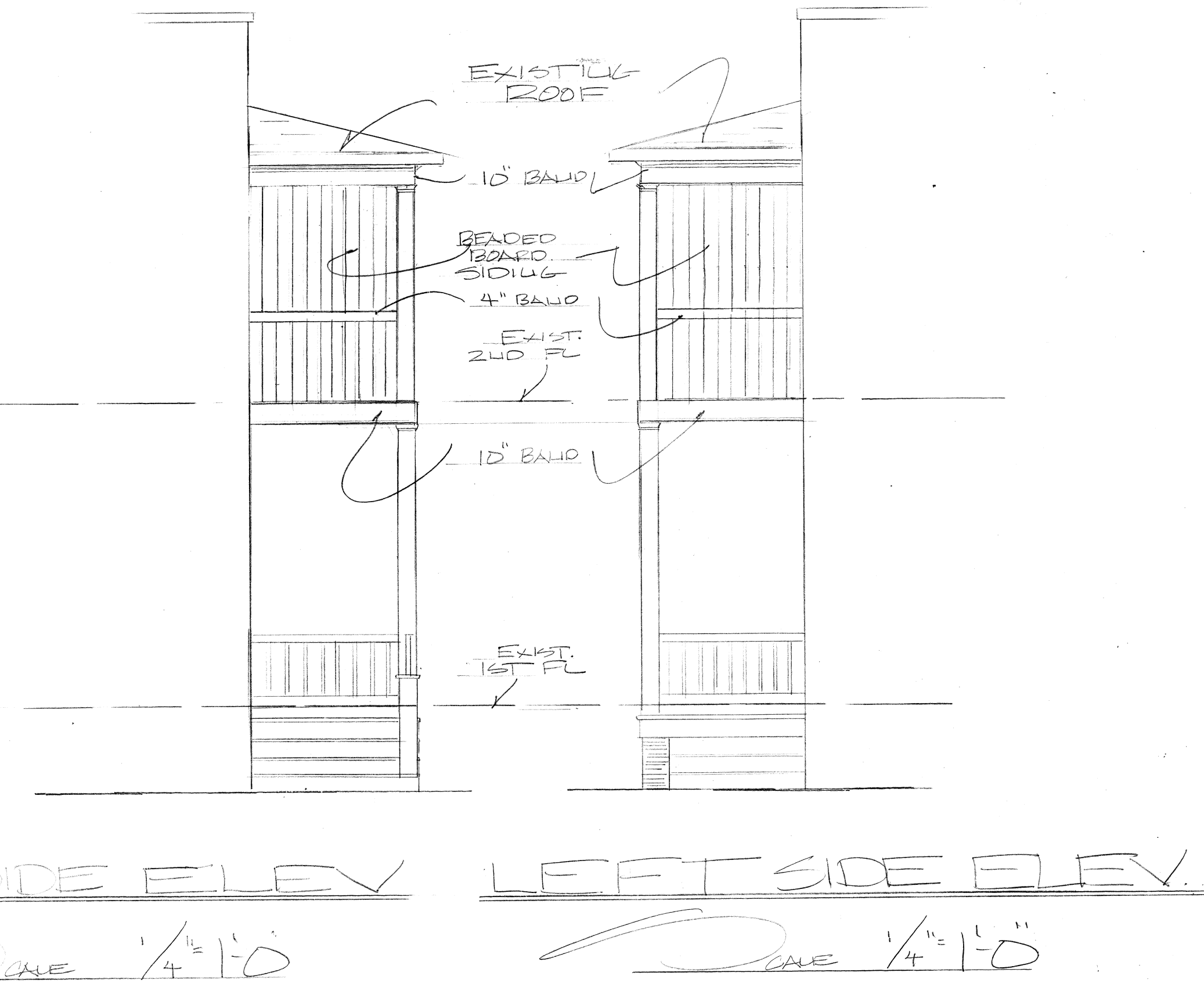
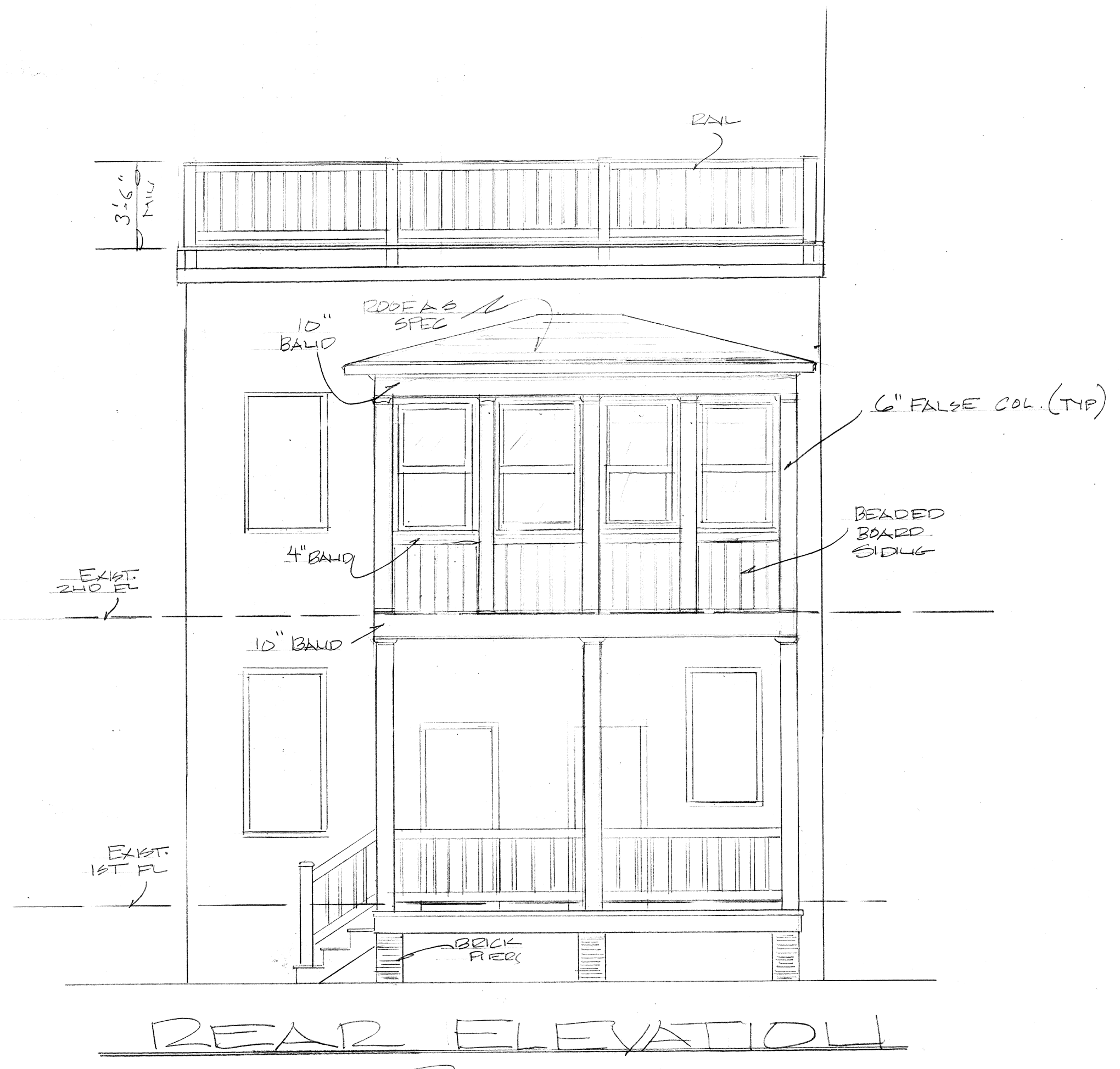
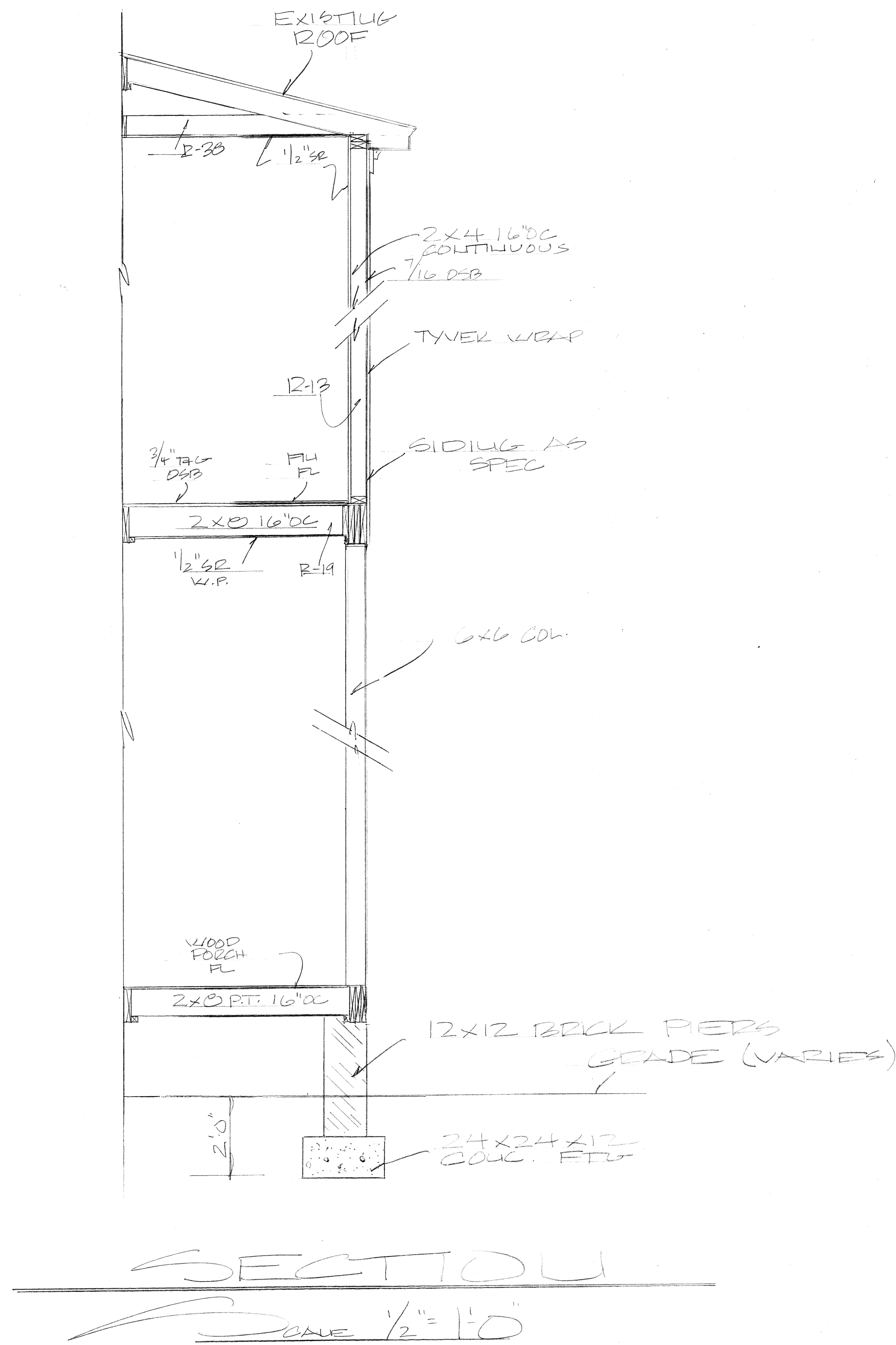
Contact Us

- Privacy Policy
- Code of Ethics



Follow us

NOTES: DIMENSIONS MAY VARY. CONFIRM ALL DIMENSIONS AND EXISTING CONDITIONS ON SITE PRIOR TO CONSTRUCTION



ADDITION TO 15 NORTH BOULEVARD

MOFFETT & COMPANY
DRAFTING AND DESIGN
8802 BROOKFIELD RD. / RICHMOND, VA 23227 / (804) 262-8603

NOV 2013
REVISIONS
DEC 2013
SHEET
01